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THE PARKS AND RECREATION ELEMENT

of the

City Of El Paso De Robles General Plan

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PREPARED FOR THE CITY OF

EL PASO DE ROBLES

PARKS AND RECREATION DEPARTMENT

JULY-1988

Prepared by

Saito associates
LANDSCAPE ARCHITECTS / LIC. NO. 1111
2904 n. blackstone avenue, suite c. fresno, california 93703

RESOLUTION NO. 88-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES ADOPTING THE PARKS AND RECREATION ELEMENT AS AN ELEMENT OF THE GENERAL PLAN

WHEREAS the City of Paso Robles has prepared a Parks and Recreation Element shown attached as Exhibit A as a plan for future park development,

WHEREAS Government Code Section 65303 states the General Plan may include optional elements,

WHEREAS, the Parks and Recreation Element is an optional element,

WHEREAS, the Planning Commission held a public hearing on May 24, 1988 and recommended approval of a Negative Declaration (statement of no significant environmental impact), in accordance with the provisions of the California Environmental Quality Act (CEQA), for this element,

WHEREAS the City Council held a public hearing on August 2, 1988,

NOW THEREFORE BE IT RESOLVED, that,

1. The City Council of the City of Paso Robles does hereby approve a Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

2. The City Council of the City of Paso Robles does hereby approve and adopt the Parks and Recreation Element as an element of the General Plan.

PASSED AND ADOPTED THIS 2nd day of August, 1988, by the following roll call vote:

AYES: Ovitt, Dolan, Russell, Reneau and Martin
NOES: None
ABSENT: None

Mayor Steve Martin

Jerry Bankston, City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN LUIS OBISPO)SS.
CITY OF EL PASO DE ROBLES)

I, JERRY BANKSTON , City Clerk/~~Deputy City Clerk~~ of the City of El Paso de Robles, California, do hereby certify that the foregoing Resolution No. 88-65 was duly and regularly adopted, passed and approved by the City Council of the City of El Paso de Robles, California, at a regular meeting of said City Council held at the regular meeting place thereof, on the 2nd day of August, 19 88, by the following vote:

AYES: Ovitt, Dolan, Russell, Reneau and Martin

NOES: None

ABSENT: None

ABSTAINED: None

Dated this 2nd day of August, 19 88.

Jerry Bankston

City Clerk and Ex-Officio Clerk of the City Council, City of El Paso de Robles, State of California

THE PARKS AND RECREATION ELEMENT

of the

CITY OF EL PASO DE ROBLES GENERAL PLAN

prepared for

THE CITY OF EL PASO DE ROBLES
PARKS AND RECREATION DEPARTMENT

prepared by

SAITO ASSOCIATES
2904 N. Blackstone, Suite C
Fresno, California 93703

July 1988

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CHAPTER 1

INTRODUCTION AND PURPOSE

As population, disposable income and leisure time increase, so does the demand for park and recreation facilities. Trends which have an impact on parks and recreation planning include:

- Changes in demographic characteristics, such as population growth, shifts in age distribution, increases in disposable income and improved mobility;
- Changes in recreation trends, such as growth or decline in participation in particular activities;
- Changes in emphasis on providing facilities to serve special groups of persons including the aged or handicapped;
- Changes in governmental funding;
- Changes in land use development patterns, leading to higher densities in many areas, and resulting in a smaller proportion of the total population having access to private open space;

California Government Code Section 65300 directs each planning agency to prepare a comprehensive long-range general plan including "elements concerning land use, circulation, housing, conservation, open space, safety, and noise. Individual planning agencies many elect to develop "permitted" elements related to other community concerns. The parks and recreation element is such a permitted element although it is tied most closely to the land use and open space elements.

The City of Paso Robles General Plan deals with parks and open space in a general way. Up to now, there has been no detailed plan for park development. The Parks and Recreation Element is an expanded effort to determine what and how many park facilities are needed to best serve the people and generally where they should be located. Secondly, it allows for a systematic approach for determining priorities of land acquisitions and development of parks and open space.

Keeping these general purposes in mind, this document describes the function of a parks system and analyzes the problems and opportunities of each type of park within the system. It examines population characteristics and growth projections and suggests principles to be followed when developing park sites.

THE PARKS AND RECREATION ELEMENT

of the

CITY OF PASO ROBLES GENERAL PLAN

prepared for

THE CITY OF PASO ROBLES
PARKS AND RECREATION DEPARTMENT

prepared by

SAITO ASSOCIATES
2904 N. Blackstone, Suite C
Fresno, California 93703

March 1988

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New park sites, modifications to existing parks and open space preservation areas have been designated on the plan maps for individual park planning areas. The maps are a result of the parks and open space analysis which shows a need for several new parks and some additions to existing parks to serve the future population of Paso Robles. Meeting the City's park needs will require acquisition and development of specific sites as the population grows. The implementation program depends on a variety of funding sources including federal and state grants, a multi-year Capital Improvement Program, and park fees and land dedication required as residential development occurs.

CHAPTER 2

COMMUNITY PROFILE

2.1 Physical Features

The City of Paso Robles is located on U.S. Highway 101 27 miles north of San Luis Obispo, the County Seat, and 14 miles south of the Monterey County line. The City lies in the Southern Salinas Valley with its alluvial soils and is surrounded by hillsides characterized as oak grassland.

Paso Robles is a small rural type city whose economy is in transition from dependence on agriculture to economic diversification; recent growth is characterized by residential, commercial and industrial development. The City is at the center of a rural trade area stretching from San Miguel on the north to Atascadero on the south.

Although the average elevation is approximately 700 feet above sea level, terrain with the city varies from nearly flat in many areas, to low rolling hills dotted with oak and other foothill vegetation. Other than the hill formations, the most significant topographical feature is the Salinas River and its floodplain which crosses the city north/south and parallel to Highway 101.

The riverbed is dry most of the year with flood release flows from upstream Santa Margarita Lake reaching a peak in January or February. The floodplain averages 1/4 mile in width and retains significant riparian vegetation and wildlife habitat.

This portion of the Salinas Valley has a moderate climate. Summers are long and dry with a wide range of temperatures. Winters are moderately wet. Most of the rains fall between October and April, producing an annual average of 11-12 inches. The area is well suited to the production of agricultural commodities. The growing season is normally about 200 days out of each year.

Soils found in the immediate Paso Robles area are primarily alluvial or sedimentary and have been deposited by the slow moving waters of the Salinas River. Generally rated Class 3, they are moderately good agricultural soils. Areas to the east and west are Class 5 soils and are well suited to grazing.

The most prominent geologic feature is the San Marcos Fault which runs southwesterly of the City.

2.2 Population Characteristics

The City of Paso Robles experienced slow population growth during the decade 1960-1970, growing from 6,677 to 7,168, or an average of 50 persons per year. From 1970 to 1980, the City grew from 7,168 to 8,800, or 165 persons per year. Since 1980 however, the City has shown significant growth. The current population is estimated at 16,000 persons, or an increase of 1,030 persons per year since 1980. The following table shows historical growth and growth projections for the City of Paso Robles.

Table 1

Paso Robles Growth Trends and Projections

Year	Paso Robles	S.L.O. County	% of County
1960[1]	6,677	81,044	8.2
1970[1]	7,168	105,690	6.7
1980[1]	9,163	155,345	5.9
1985[2]	12,627	189,605	6.6
1990[3]	18,160	227,020	8.0
2000	27,000	301,8514	9.0
2010	36,300	362,276[4]	10.0

[1] U.S. Census
[2] State Department of Finance
[3] Assumes 8% growth rate 1985-1990; 4% growth rate 1990-2000; 3% growth rate 2000-2010
[4] County of San Luis Obispo

The table shows that Paso Robles is growing faster than the County as a whole. According to the San Luis Obispo County Planning Department, the County is the fastest growing coastal county in California. Total projected growth of nearly 170,000 persons by the year 2010 is fueled by growth in the Salinas River planning area (Paso Robles, Templeton, Atascadero) which is expected to accommodate more than 35% of the expected growth.

The growth projection appears reasonable for Paso Robles, indicating the city could add 20,000 new residents over the next 20-25 years. In discussing long-term population projection, several factors could act to limit future growth, including sewer and water availability, regional and state-wide economic conditions and community attitudes toward growth. Nevertheless, recent rapid growth has placed a strain on the local park system and projected population growth will increase these park needs.

Age Distribution

The 1980 census reported age distribution in the City as: under 4 years, 8.3%; 5-19, 14.2%; 20-64, 63.9%; and over 65, 13.5%. Relative to 1970, the percentage of seniors and those in the work force increased, both in terms of actual gain and percent of the population. The percentage of school-age and preschool age children remained stable or declined, although actual numbers increased.

Since 1980, the number of school age children has increased significantly with increased enrollments and the need to build new classrooms.

According to projections prepared by the San Luis Obispo County Planning Department, the number of school age children in the county is expected to continue to increase in the coming years. If Paso Robles is similar to the county profile, the number of seniors will also increase from the present 13.5% of the population to 25% in the next 20 years. The number of adults in the 19-64 age brackets as a percentage of the total population will substantially decrease, placing a greater burden on the working age population to support programs for active seniors and school age children.

Housing Trends

Paso Robles has an average household population of 2.5, relatively low for a smaller community. This reflects, however, the large number of apartment units constructed in the community over the past several years. For example, from 1974 to 1984, apartments made up 60% of the housing construction rate. In each of those years, the number of apartments constructed was greater than the number of single family units. Currently, apartments make up 40% of the housing stock as shown below:

Single family units (including mobile homes)	3,962	62.3%
Multifamily	2,393	37.6%
	6,355 dwelling units	

Based on available vacant zoned land, it is expected that multiple family will make up approximately 1/3 of new housing starts in the future. This would indicate that the multi-family mix will stabilize at between 35-40% by the year 2000.

Income and Employment

The largest employers in the city in 1985 were the Paso Robles school districts, the California Youth Authority, and CTS Keene Electronics with a total of more than 1,000 employed. As the community diversifies its economic base, future employment opportunities are likely to occur in high-tech support

industries, light manufacturing, commercial services, and tourism.

This employment mix produces a majority of jobs with moderate to middle income potential. In 1980, the medium income in Paso Robles was $14,100, slightly below the county median. The city is expected to reduce this disparity in the coming years and keep pace with the county as a whole in terms of household income. By 1990, 60% of all Paso Robles households are expected to have moderate to above moderate incomes.

2.3 Parks and Recreation Survey Summary

During the fall of 1987, a telephone survey of Paso Robles area residents was undertaken concerning use of local park and recreation facilities. In order to secure a balanced survey, lists of telephone numbers were developed for each of four geographical areas with known prefixes. Numbers were picked at random and both city residents and unincorporated area residents were included because local parks are a regional resource within the larger planning area.

The four geographical areas for purposes of park and recreation planning are shown in Figure 1.

Area 1 is north of 12th Street and west of Highway 101. Area 1 is characterized by older established neighborhoods, many new apartment projects north of 24th Street and rural residential uses to the northwest.

Area 2 is south of 12th Street and west of Highway 101 and contains a large concentration of seniors. Older single-family homes surround the downtown area with newer apartment projects on small lots.

Area 3 is north of Creston Road and east of Highway 101. Most of Area 3 remains vacant. Existing single-family uses are primarily rural residential and lots ranging from 2-5 acres. Area 3 has considerable growth potential ad contains the Union/46, Borkey and Chandler specific plan areas.

Area 4 is south of Creston Road and east of Highway 101. The majority of new growth over the past decade has occurred in Area 4 which contains new single-family residential neighborhoods and large apartment projects of 200-400 units.

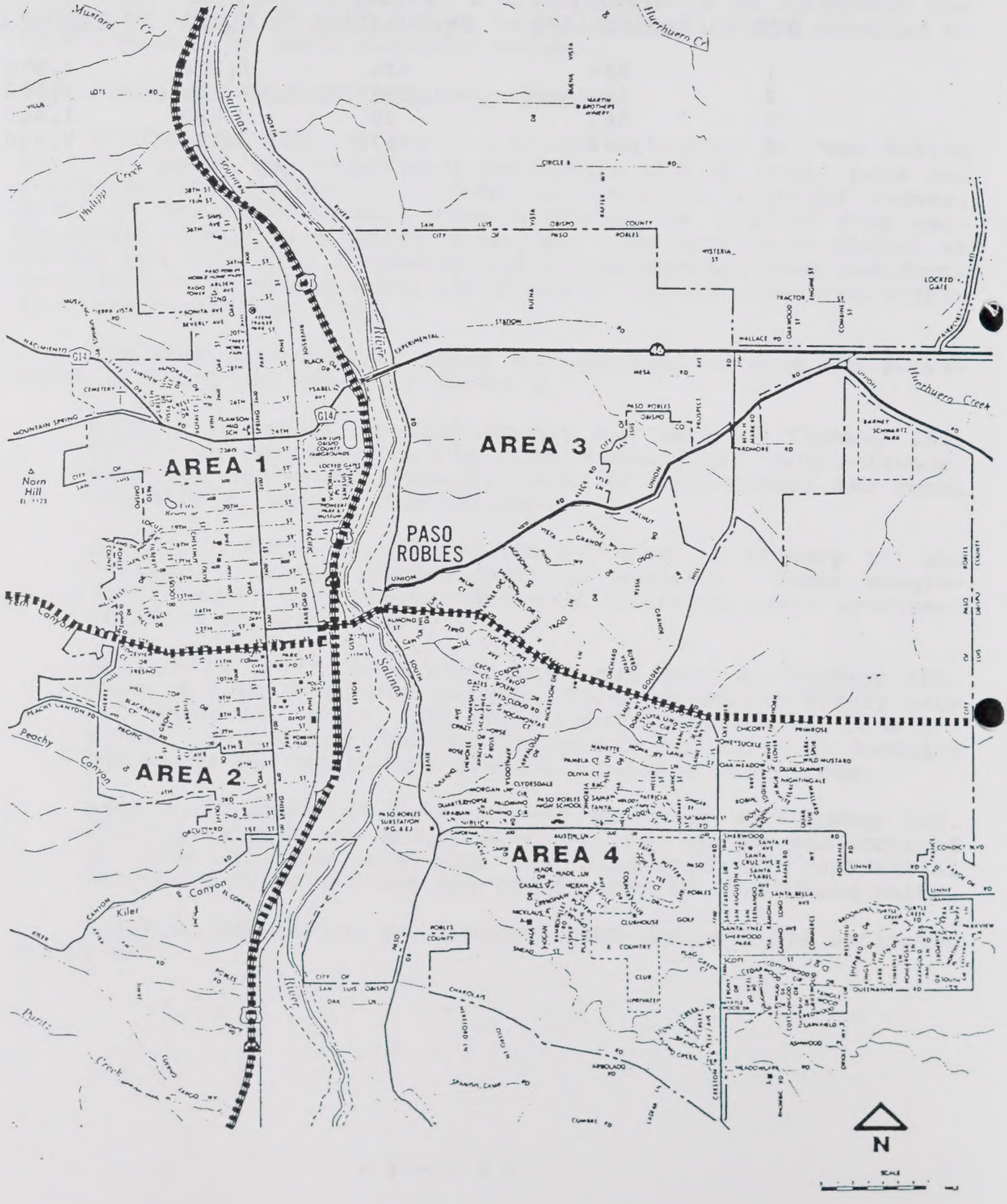
Existing population and housing units by area are estimated as follows:

Table 2

Population and Housing by Park Planning Area

Area	Single Family Residential	Multi Family Residential	Total # of Units	Population
1	990	836	1,828	4,570
2	424	358	782	1,955
3	562	20	582	1,405
4	2,236	947	3,184	7,960

Figure 1
Park Planning Areas



A summary of the results of the community wide survey follows. A copy of the survey questionnaire with total responses is included as Appendix A.

Total Survey Results

A copy of the survey questionnaire with total responses is included as Appendix A.

1. In all, 258 households were interviewed; 155 (60%) live within the City, while 103 (40%) live on the unincorporated fringe. These figures indicate the rural nature of Paso Robles and how city parks serve a regional function.

2. Two person households made up the majority of those surveyed. This reflects the large number of young marrieds, senior households, and increasing trends towards divorced households and singles living together. Four or more persons in the home made up 30% of all households, also reflecting the desirability of the community as a place to raise a family. Areas 1 and 2 have the highest percentage of pre-schoolers, yet the lowest percentages of school age children. These neighborhoods appear to be in transition with younger families buying older homes or living in apartments. School enrollments are likely to increase from these neighborhoods with a continuing need for park lands and recreation programs. Areas 3 and 4 have the highest percentage of school age children which reflects the number of families buying new homes in these neighborhoods. The continuing need for youth and adult programs in these areas in evident.

3. The survey showed that City Park is the most heavily used facility, followed by Sherwood Park and the Municipal Pool. Those facilities which are well located and which have a mix of activities are heavily used. Those facilities used the least are generally mini parks or pocket parks not accessible to a large percentage of the population.

4. Overall park ratings show 58% feel that parks are either in excellent or very good condition. Only 13% feel that parks rate fair or poor marks. Area 2 residents appear least satisfied with parks with nearly 20% rating them fair or poor. Area 3 is most satisfied with local parks, with 71.4% rating parks excellent or very good. Many area residents appear to be aware of the growing disparity in park locations which includes the construction of Centennial Park east of Highway 101 and the eventual closing of the recreation center near downtown. The perception of such a disparity may be reflected in the survey responses.

5. Picnics are the most popular activity at local parks, with more than twice the number of responses as general play, children's playground or organized team sports. It follows that the most desired features in new parks are trees and water and picnic

areas. All four park planning areas shared these characteristics.

6. The most popular City recreational activity is softball, followed by swimming and soccer. Overall, 53% of the respondents rated recreation programs as good or excellent with 8% rating them poor. Additional desired recreational facilities in order of preference included tennis courts, softball fields, basketball courts, a golf course, soccer fields and horse trails.

7. Approximately 60% of those responding to the survey indicated support for a maximum $50/year assessment for park construction and ;maintenance; 8% were undecided. Such a measure would likely require a two-thirds majority vote.

2.4 Implication for Parks and Recreation Planning

1. Because park development standards are directly related to population, the levels of projected growth will require a substantial commitment of resources by the community over the long term to keep up with expanding population needs. In an era of limited revenue sources and competing demands, the community and elected officials must recognize the level of commitment required before adopting park and recreation policies and standards.

2. Other demographic characteristics indicate an active and constantly changing population base. The number of school age children is expected to increase with a resulting need for youth oriented recreation programs and facilities. At the same time, the number of seniors is expected to more than double.

3. The large number of residents in apartments combined with the traditional role of Paso Robles as a family oriented community suggests a growing and active adult population. Although the percentage of those in the 19-64 age group is projected to decline as a proportion of the total population, actual numbers will increase substantially. Projected incomes, especially considering the trend toward two income households, reinforces the scenario of an active adult population with increasing expendable income for recreation and increasing leisure time.

4. The environment of the Paso Robles area with its varied terrain, sensitive resources, and mild climate also offers the opportunity to design park space to meet a wide variety of recreational needs and interests.

5. There is a high degree of satisfaction with existing parks which indicates that the current approach to providing park and recreation services need not be significantly altered.

6. The need for passive recreation space is evident from survey results. this indicates that parks must be more than turf areas and play fields for active sports. In this regard, neighborhood park sites may need to be larger to provide a range of

both active and passive facilities and larger parks may need to be primarily passive.

CHAPTER 3

THE PARK AND RECREATION SYSTEM

3.1 Park Space Definitions

Generally, parks are divided into five types: mini, neighborhood, district, community, and regional. This park hierarchy provides for park and recreation needs at varying levels. There is some overlap, however, among the various types of parks and their uses. Translated into physical form, they create the system of parks.

The following section defines these basic park types and discusses other facilities which supplement the basic park system.

Mini-parks. Mini-parks accommodate casual recreational needs and function more as an extension of the private yards of nearby residents. Ideally, these spaces should be located so as to relate visually to nearby residents to help establish communication and interaction among neighborhoods. Current mini-parks include Casa Robles, Royal Oak Meadows and Mandella Park.

Where larger parks are not feasible, mini-parks fill a void. They are also a benefit near higher density developments, especially when adequate open space and recreational opportunities within the project are not provided. Facilities within mini-parks should be flexible but meet the changing needs of the neighborhood population. For instance, tot lots can be provided in new areas with a young population; elderly residents may desire meeting places or garden areas; teenagers may prefer surfaced courts for ball games or skateboarding.

While mini-parks may serve a smaller neighborhood, they have shortcomings. First, they are generally inefficient and costly to maintain within the overall park system. It requires more time and money to maintain several small sites scattered over a large area, such as in east Paso Robles, than it does to maintain a single neighborhood park. Secondly, while mini-parks provide some recreational opportunities and open space to a neighborhood, they cannot replace neighborhood parks in providing a wide range of recreation activities.

Neighborhood Parks. Neighborhood parks serve a larger area than a mini-park and have a wider variety of facilities to serve a larger and more diverse population. They generally accommodate an immediate area of approximately 2,000 to 5,000 people and range in size from 3-10 acres. The neighborhood park should be located in the center of a 1/2 to 1 mile service area. Good accessibility, minimum walking distance, and a variety of

recreation facilities are key objectives for a neighborhood park. Current neighborhood parks include City Park, Turtle Creek Park and Melody Park.

Neighborhood parks should include the following basic elements:

- turf playfield
- children's playground
- landscaped picnic/passive area

Other essential elements should be determined by the unique character and needs of the neighborhood. These might include hard surface courts, softball/baseball field, restrooms, group picnic area, incorporation of natural or cultural features, and on-site parking.

Development of a neighborhood park should consider related noise and traffic factors so as not to adversely impact adjacent residents. In neighborhood parks, roughly half of the area should be developed for active recreation such as ball fields and ball courts. The second half should be developed as passive space.

District Parks. The district park generally serves several neighborhoods and, depending on population density, serves from 5,000 to 10,000 people. A district park is the nucleus of the park system and is usually the location where members of the community congregate for city-wide functions or programs. Current district parks include Sherwood Park and Pioneer Park. Centennial park will also be a district park.

The district park is usually over 10 acres in size and includes neighborhood playground facilities as well as appropriate facilities for city-wide use. The district park may also be more open space oriented providing an opportunity for a variety of active and passive activities. The district park system should include a balance of both active facilities, such as lighted ballfields and tennis courts, and passive space which should include natural features such as creeks and hilltops when possible. In district parks, one-third of the area should be developed for active recreation and two-thirds as passive open space.

Community Parks. The community park is the largest facility in the local park system and is intended to serve the entire city. As a 30-acre or larger park, it may also serve some outlying areas and supplement the county regional park system. Paso Robles does not currently have a community park, but Barney Schwartz Park, planned near the intersection of Union and Highway 46, would be such a facility.

Community Parks should include a unique natural or cultural feature as an attraction. Schwartz Park, for example, will be

located in hilly terrain offering a design opportunity to physically separate active and passive areas.

A second area which should be considered as community park space is the Salinas River bottom, both within the existing City limits and in areas to the north of the City. This resource is generally not available to the public and is under-utilized as a recreation resource.

Regional Parks. Regional parks serve many cities and are sometimes used as rest stops for travellers. Often, their focal points are lakes, rivers or other natural resources, and the primary purpose is for passive recreational enjoyment. Typically, regional parks are provided by county or state government. Because of their distance from a city, accessibility is generally limited to those who drive.

San Luis Obispo County has proposed a Comprehensive Parks and Recreation master plan which is scheduled for adoption in 1988. The plan points to the County's responsibility for providing regional parks and proposed such a facility in the Salinas River bed between Paso Robles and Templeton. This element assumes that provisions of regional parks will be the responsibility of the County and supports the Salinas River proposal.

Related Park Types and Facilities. There are several other facilities important to the overall parks and recreation system including school grounds, centers, and single activity facilities.

School sites make up a large inventory of recreational open space in the community which should be recognized as satisfying a portion of park space standards. Common recreational activities include soccer, youth baseball, tennis, exercise, and gym use. School sites have limitations, however, including access, conflicting schedules, hours of operation, lack of restrooms during non-school hours, and so forth.

It is often desirable to construct a park site next to a school. The park-school concept requires less acreage for the park portion than a stand-alone park. Certain types of equipment, areas and buildings can be utilized for both education and recreational needs. For example, play apparatus, game courts, off-street parking, multi-purpose, and athletic field areas may be provided by the school and made available to the public for recreational use. Due to this, the park portion of the facility could be developed without those components provided on the school portion.

Centers include the Senior Center, the Veterans Building and the Activity Center. Three types of centers should be provided:

- small multi-use centers in neighborhoods
- larger centers which provide for organized activities strategically located to serve existing and future residents
- community centers which serve the entire city and which provide for specialized activities in the arts

Single activity centers, such as the municipal pool and Robbins Field, concentrate intensive, active recreation in one place to serve the entire community. Such a facility is not a park in the true sense because it does not provide the range of recreation options needed. A larger park, however, could contain a single activity center.

Sensitive areas include open space which has particular scenic, aesthetic or historic value which should be conserved. Also included are historic sites, such as the Carnegie Library, and major creeks, lakes and wetlands.

3.2 Park/Open Space Inventory

The City's inventory of park space and related facilities is presented by neighborhood planning area. School sites are included as an important component of the open space system. Only public schools are included in the inventory. School acreages shown are only for the open play fields of each site.

Area 1

Park Space

a) Pioneer Park, 6.1 acres, Riverside Avenue and 21st (District Park).

Facility includes:
- Playground
- Small barbecue pits
- Restrooms
- 1 Softball field (lighted)
- Spectator area
- 1 Basketball court
- Picnic area
- Lawn area
- Parking area

b) Municipal Pool, 28th and Oak Streets (Single Activity Center)

The municipal pool is located on school district property on the west side of the city.

This facility was constructed in 1962, before the tremendous growth shift occurred toward the east side of the community. The pool is operated by the City during the months of June, July and August, with a daily average attendance exceeding 200 persons. The pool was primarily built for competition and is not designed for children's swimming instruction, or family recreational swimming.

c) Therapy Pool, 28th and Oak Streets (Single Activity Center)

This facility is designed and used for therapeutic swimming, as well as teaching infants beginning swimming. Built in 1979, the therapy pool is in good repair and used 12 months a year.

d) Mandella Park, .25 acres, Fairview Lane (Mini-Park)

Facility includes:
Lawn area

School Sites

a) Georgia Brown School, 3.6 acres, Oak and 36th (Elementary)

Facility includes:
2.5 acres of play field
3 softball fields
1 soccer field
1.1 acres of paved courts
3 basketball courts

b) Flamson Middle School, 4.8 acres, Spring and 24th (Intermediate)

Facility includes:
4.2 acres of play fields
baseball field (Lyons Field)
football stadium
0.6 acres of paved courts
4 tennis courts (to be removed)

c) Glen Speck School, 3.8 acres, Vine and 17th (Elementary)

Facility includes:
3.1 acres of play fields
0.7 acres paved courts
4 basketball courts

d) Marie Bauer School, .8 acres, Oak and 17th (Elementary)

Facility includes:
0.8 acres paved courts
2 basketball courts

Area 2

Park Space

a) City Park, 4.8 acres, 12th and Spring Street (Neighborhood Park)

Facility includes:

Lawn area	Walkways
Group barbecue facility	Gazebo
Small barbecue pits	Restrooms
Picnic area	Bulletin board
Playground	Library
Horseshoe pits	Gardens

b) Robbins Field, 2.4 acres, 6th and Park Street (Single Activity Center)

Facility includes:
- 1 Softball field (lighted)
- Spectator area
- Restrooms
- Announcing booth
- Concession stand

c) Recreation Activity Center, 10th and Park Street

Facility includes:
- Gymnasium
- Administrative offices
- Meeting rooms

The Recreation Activity Center and gymnasium will be moved to Centennial Park east of Highway 101. The existing center will be demolished.

d) Senior's Center, 10th and Park Street

Facility includes:
- Community room
- Kitchen
- Meeting rooms

The Senior's Center is located next to the Recreation Activity Center. Both facilities will be relocated as a part of the City's redevelopment efforts in the downtown.

e) Veteran's Building, 4th and Spring Street

The Veteran's Building is owned by the Parks and Recreation Department and includes meeting rooms and offices. Much of the space is leased to other agencies including the County Health Department. The Veteran's Building no longer meets

recreation needs of the City and could be sold to finance other improvements.

School Sites

Area 2 contains no school facilities.

Area 3

Park Space

Area 3 has no existing park facilities. The area, however, contains the 40 acre Barney Schwartz community park site.

School Sites

Area 3 contains no school facilities. Elementary school sites are planned in the Union/46 and Borkey specific plan areas. It is also likely that at least two elementary school sites will be needed in the Chandler specific plan area, although site locations have not been selected.

Area 4

Park Space

a) Sherwood Park, 12.3 acres, Creston Road and Scott Street (District Park)

Facility includes:

- 3 Soccer fields
- 2 Softball fields (lighted)
- Spectator areas
- Group barbecue facility
- Picnic areas
- Playground
- Restrooms
- 4 Tennis courts
- Horseshoe pits
- Parking area

b) Melody Park, 3.0 acres, North Country Club Drive (Neighborhood Park)

Facility includes:

- Playground
- 1 Basketball court
- Small barbecue pits
- Horseshoe pit
- Picnic area
- Jogging path

c) Turtle Creek Park, 4.5 acres, Brookhill Drive (Neighborhood Park)

Facility includes:

- Shuffleboard
- Bulletin board
- Picnic area
- Small barbecue pits
- Lawn area

site at Meadowlark and Rhombic. A 15-acre middle school site (Lewis School) has been purchased just east of the high school on Creston. A 10-acre elementary school site (Butler School) has been purchased adjacent to and north of the future Munari open space easement.

The following table shows park/open space acreage by park planning area.

Table 3

Summary of Park/Open Space by Park Planning Area

Area	Park Acreage	School Acreage[1]	Total Acreage	1987 Population	Acres/1000 Population
1	6.35	6.5	12.85	4,570	2.82
2	7.2	---	7.2	1,955	3.68
3	---	---	---	1,405	0.00
4	37.35	11.3	48.65	7,960	6.11
	50.9	17.8	68.70	15,890	4.32 acres/1000

[1]School acreage includes 50% of open play fields as applicable to meeting parks standards.

3.3 Recreation Services

The Paso Robles Park and Recreation Department offers an extensive variety of recreational activities for all age groups. Following is a list of services available during the Fall of 1987. All recreation activities are supported by fees, and new activities are added as demand warrants.

Adult Team Sports
Softball
Basketball
Volleyball

Youth Team Sports
Soccer
Baseball
Basketball
Football

Exercise/Aquatics
Aerobics
Yoga
Swimming lessons
Aquatic exercises
Karate
Gymnastics
Open gymnasium
Tennis

Programs/Classes
Foreign Language
Dog Obedience
Dance Classes
Arts and Crafts
Youth Crafts, Games

Senior Activities
Senior Exercise
Group Tours
Senior Center
- Hot Meals
- Bowling League
- Medical Transportation
- Cards and Bingo

d) Royal Oak Meadows, 1.3 acres, Parkview Lane (Mini-Park)

Facility includes:
- Playground
- Lawn area
- Small ballfield
- Small barbecue pits
- Picnic areas

e) Casa Robles, .25 acres, Corner of Niblick Road and Appaloosa Drive (Mini-Park)

Facility includes:
- Playground
- Small barbecue area
- Picnic area

f) Centennial Park, 16.0 acres, Nickerson Avenue (District Park under construction)

Facility includes:
- Gymnasium
- Recreation Activity Building
- Swim Park
  - 100' pool
  - wading pool
  - bath house
- Horseshoe pits
- Parking
- 6 Tennis courts
- Amphitheater
- Children's playground
- Picnic areas
- Lake, re-circulating stream
- Restroom
- Jogging trails

The City has been granted an open space easement of approximately 80 acres as a part of the Munari annexation. A master plan has been prepared for the open space area and includes a future passive park site of 15 acres linked to the balance of the drainway easement with hiking and biking trails.

School Sites

a) Paso Robles High School, 17.8 acres, Niblick Road (High School)

Facility includes:
- Baseball field
- Track
- 6 Tennis courts

b) Pifer School, 4.8 acres, Creston and Nickerson (Elementary)

Facility includes:
- 4.1 acres of play fields
  - soccer field
- 0.7 acres of paved courts
  - 3 basketball courts

The district has also purchased three school sites in Area 4. Virginia Petersen Elementary will be constructed on an 11-acre

CHAPTER 4

STANDARDS, GOALS AND POLICIES

4.1 Definitions and Location Standards

The National Parks and Recreation Association recommends park standards for larger metropolitan areas which serve as guidelines for master planning. The association recommends a standard of 30 acres per 1,000 persons for all improved open space, including regional parks. Without the regional park standard of 20 acres per 1,000 persons, they recommend a net 10 acres per 1,000 for all other improved open space. A standard less than recommended by NPRA is proposed for Paso Robles. The County of San Luis Obispo is primarily responsible for regional park development. In addition, the availability of the foothills, coast, agricultural land, rivers, lakes and the overall development of the city at a lower density contributes to the open space needs of the community.

The recommended City standard is 5.0 acres of park land per 1,000 residents and is reflected in the following table.

Table 4

Recommended Park Space Standards

Park Classification	Acres/1,000 people NPRA	Acres/1,000 people Paso Robles	Size Range	Population Served	Service Area
Mini-Park	---[1]	---[1]	.25-1.5	500-2,000	Subneighborhood
Neighborhood	2.5	2.0	3-10	2-5,000	1/4 - 1/2 mi
District	2.5	1.5	10-30	5-10,000	1/2 - 3 mi
Community[2]	5.0	1.5	30+	1@30,000	w/i 1/2 hr driving time
Regional	20.0 30.0	---[3] 5.0	250+	Serves several areas w/i 1 hr driving time	

1 not applicable
2 NPRA standards call community park a "large urban park"
3 regional parks provided by San Luis Obispo County

For specific facilities with park/open space areas, there are applicable standards based on a facility per population ratio. These specific facilities are normally developed within city parks or as a part of facilities owned and maintained by other agencies for public use.

Table 2

Specific Facility Standards

Facility	Standard
Softball Field	1 per 3,000
Baseball Field	1 per 6,000
Football/Soccer Field	1 per 10,000
Basketball/Outdoor	1 per 500
Tennis	1 per 2,000
Swimming Pool	1 per 10,000
Public Golf course	1 per 25,000
Community Center	1 per 25,000
Gymnasium	1 per 10,000
Neighborhood Center	1 per 10,000
Outdoor Theater	1 per 20,000

4.2 Parks and Recreation Goals and Policies

The purpose of this plan is to prepare a long-range guide for the establishment of a city-wide system of public parks and recreation facilities. The principal goal is to spell out the requirements of an adequate parks and recreation system so that Paso Robles residents may enjoy a variety of recreation activities.

Goal 1: To provide an adequate supply and equitable distribution of local-serving parks based on the existing and projected population.

Policies

a. The park and recreation system shall be unified and city-wide in scope.

b. The recreation needs of all age groups shall be considered.

c. Recreation sites shall be central and accessible to the population served.

d. Parks shall be protected from intrusion by other uses. Areas designated for recreation sites shall be preserved through zoning or the specific plan process for this use.

Goal 2: To identify development priorities for parks which consider the long-range financial ability of the City consistent with community needs.

Policies

a. Established development priorities are:

- construct new neighborhood parks in parts of Paso Robles that do not currently have them, including new annexations.
- improve existing neighborhood parks.
- complete recreation facilities in existing neighborhood and district parks.
- construct new district parks, community parks and special recreation facilities.

b. These priorities will guide preparation of the parks portion of the City's annual capital improvement program. The precise scheduling of park projects will be influenced by financial conditions that change from year to year.

c. The City will review the Parks and Recreation Element at least every three years to consider changing priorities and schedules for acquisition and development.

Goal 3: To cooperate with other agencies in providing park and recreation facilities.

Policies

a. The City shall develop joint-use facilities, where feasible, with the Paso Robles Unified School District and continue to use school sites for City recreation programs.

b. The City will coordinate with public schools, private industry and commercial developers to help attain maximum use and minimum duplication in the cost of park and recreation facilities.

c. Where a county-wide recreation need is demonstrated in an area adjacent to the City, cooperative park development programs shall be encouraged on a cost-sharing basis. Joint power agreements between Paso Robles and County agencies may be developed to provide for the acquisition and/or development and operation of parks in this context.

Goal 4: To acquire and develop park lands according to the policies and standards adopted as part of this plan.

Policies

a. Locations for future park sites are schematic and may be located on any suitable lands in the general vicinity.

b. The Parks and Recreation Element maps are an overlay for the General Plan Land Use Element map. The zoning of potential park sites must be consistent with the Land Use Element. Specific park sites will be designated and appropriately zoned only after the City acquires the site through purchase or dedication.

c. Specific plans for major growth areas of the City must include neighborhood or district park designations as appropriate. The specific plans may propose park standards differing from those in this element provided they are shown to perform as well or better than adopted standards. Park issues to be addressed in the Specific Plan include:

- recommendations for type of park (neighborhood district, etc.), and types of facilities.
- recommendation (or alternatives) for the location of the park site.
- estimate of acquisition costs.
- fee contribution on a per/unit basis for this acquisition.
- requirements for dedication of site.
- benefit-maintenance district requirements for ongoing upkeep.

d. If a subdivision, site plan, general plan amendment or rezoning is proposed on land which is designated for potential park use, prior to entitlements, permits or other approvals, the City Council shall:

- determine the feasibility of accelerating public acquisition of the property.
- authorize an appraisal of the property if acquisition is contemplated.
- initiate eminent domain proceedings and negotiate the purchase of the property.

If the City Council determines that acquisition of the property for park use will not occur within one year, the processing of the development plan may proceed.

e. When a site designated for a park is part of a subdivision map, the City may require the subdivider to dedicate the park area and prepare plans for its phased development. The park proposal shall be consistent with this element.

f. In general, the City shall not consider acquisition of any sites less than two acres in size for park use except in

areas found to be deficient according to standards of the plan.

g. The use of appropriate special districts, such as benefit-maintenance districts, shall be used to provide for park land, maintenance, and recreation facilities and programming.

h. Private open space is not considered park space for purposes of this element. Developers should be required to include usable private recreation open space within higher density projects to offset the lack of private yard space. This requirement should be a minimum of 10% of the net project site.

i. Open space easements should be used to secure appropriate public use of sensitive areas with scenic or recreation value. Scenic open space and buffers, as well as rights-of-way for paths and trails, may also be obtained through open space easements or more permanent land transfer.

Goal 5: To develop a method of financing park and recreation facilities throughout the City using a variety of revenue and human resources.

Policies

a. Aggressively seek State, Federal, and local grants to improve City recreation services and support the enactment of State and Federal legislation that would establish or expand park and recreational acquisition and development funds.

b. Recognize the need to provide neighborhood and district park and recreation areas and facilities in conjunction with populations generated by new development. The funding for those areas and facilities is the primary responsibility of the developer.

c. Update as necessary the Park Development Fee to meet the requirements of the Park and Recreation Element as it relates to the responsibility of developers.

d. Support public non-profit corporations with the purpose of promoting and supporting City park and recreation services and facilities for the general public.

e. Continue to promote the use of volunteers and community groups for the provision of recreation programs, services, operation and maintenance and development of parks.

f. Actively seek individual, private and corporate support of the Department's park and recreation services and facilities.

g. Annually review system-wide operational and maintenance costs compared to fiscal resources; review new facilities as to their long-term impact on maintenance capabilities.

h. Conduct economic development studies of the park and recreation system to determine the types and proper locations of revenue generating services. Once the studies are complete, the Department should actively pursue concession and self-managed operations and fee increases where indicated.

i. The City should finance those aspects of the Parks and Recreation Element not funded through grants, fees or land dedications through such approaches as:

- general obligation bonds
- revenue bonds
- Mello Roos Community Facility District bonds
- assessments in existing or new special districts
- general fund tax increase

CHAPTER 5

ISSUES AND RECOMMENDATIONS

5.1 Park Acreage Requirements

The total population is expected to significantly increase in the coming years. The Planning Department has determined that the general plan, based upon existing population and zoning of vacant land, has a holding capacity of nearly 40,000 persons (including the proposed Union/46, Borkey and Chandler specific plans). Although there are several different population projections available for the City, the most reasonable appears to be an annual average growth of 4% which would result in a total city population of nearly 27,000 in the year 2000.

The Parks and Recreation Element is based on total holding capacity of the general plan, rather than on population projections. The plan is therefore for a population of 40,000 persons regardless of the time frame in which such growth occurs. It is likely, however, that this threshold population could be reached in 20-25 years. As the general plan is amended over time to increase densities or to add new growth areas, thus increasing total holding capacity, the amendments should also include provision of new park space according to the policies and standards within the plan.

The great majority of growth will occur east of Highway 101. Based on estimates by the Planning Department, existing population and future holding capacities west and east of the Highway are:

Population West and East of Highway 101

Area	Existing Population	Vacant Land Capacity	Total Population
West of 101	6,525	1,990	8,515
East of 101	9,365	21,390	30,750
	15,890	23,380	39,265

Based on the park space standards in Chapter 4, Paso Robles would require a total of 200 acres of improved park land to serve a population of 40,000 (5 acres per 1,000). Of this total, 80 acres should be in neighborhood parks, 60 acres in district parks and 60 acres in community parks. Table 6 compares this overall needs assessment with the existing inventory.

Table 6

Park Space Needs Assessment

Facility	Standard	Total Acreage Needed	Current Acreage	Add'l Acreage	Avg. Size (ac)	Total Facilities Needed
Neighborhood	2.0 ac/1000	80	25.4[1]	54.6	8-10	5
District	1.5 ac/1000	60	43.3[2]	16.7	12-15	1
Community	1.5 ac/1000	60	0.00	60.0	40+	2
		200	68.70	131.3		8

[1] Includes elementary and middle school play field acreage.
[2] Includes high school play field acreage.

The table shows that the community will need to increase the existing park acreage by 190% to serve the target population of 40,000. In terms of neighborhood park space, new elementary and middle schools can be expected to provide up to 16 acres of open play field towards the standard, leaving 38.6 acres as the responsibility of the City. All of the additional district and community park space would be the responsibility of the City.

Future needs for specific facilities within the community for a population of 40,000 are shown below.

Table 7

Specific Facility Needs Assessment

Facility	Standard	Total Needed	Current Facilities[1]	Add'l Facilities
Softball Field	1/3,000	13	8	5
Baseball Field	1/6,000	6	2	4
Football/Soccer	1/5,000	8	5	3
Basketball (outdoor)	1/1,000	40	27	13
Tennis Courts	1/2,000	20	10	10
Swimming Pool	1/10,000	4	2	2
Public Golf Course	1/25,000	1	0	1
Community Center	1/25,000	1	1	0
Gymnasium	1/10,000	4	3	1
Neighborhood Center	1/10,000	4	2	2
Outdoor Theater	1/20,000	2	1	1

[1] Includes both city and school facilities

5.2 Park Location Proposals

Area 1

Area 1 will contain an estimated 6,000 persons at buildout, necessitating 21 acres of neighborhood and district park space. Because of the built-up nature of the area and terrain limitations to the west, finding new park space is extremely difficult. Figure 2 shows two primary proposals for Area 1.

A 1.0-acre mini-park is proposed within the vicinity of the housing authority project on Park Street. The school district currently operates a day care center which has vacant land adjacent on the south. In a joint project, the district and City should develop the mini-park to contain basketball courts, a small activity center, and passive open space.

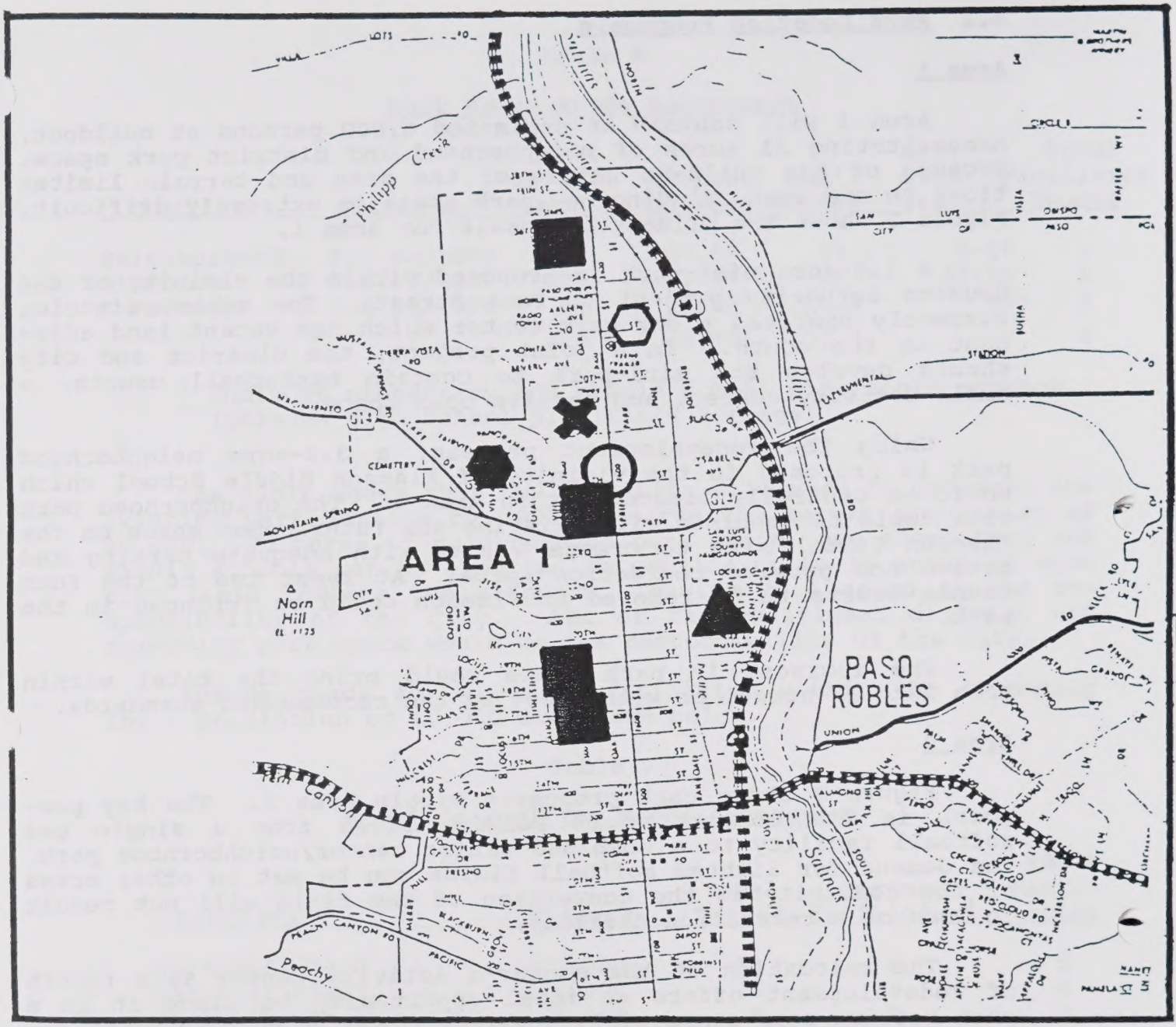
Using the redevelopment process, a 3.0-acre neighborhood park is proposed in the vicinity of Flamson Middle School which would be centrally located within Area 1. The neighborhood park site could be combined with existing and future open space on the Flamson School site to create a site with adequate parking and active and passive recreation space. At least two of the four tennis courts to be removed at Flamson could be replaced in the park.

The increase in park space would bring the total within Area 1 to 17 acres, or within 80% of the recommended standards.

Area 2

Figure 3 shows park proposals within Area 2. The key proposal is the conversion of Robbins Field from a single use softball facility to a combined senior center/neighborhood park. The demand for lighted softball fields can be met in other areas of the community so the conversion of the field will not result in loss of a recreation facility.

The relocation of the senior's activity center as a result of redevelopment offers an ideal opportunity to place it in a park setting near commercial, government and recreation services. In addition to the senior's center, the 2.4-acre park can be developed with a children's play area, hard surface courts and passive play areas. Conversion of Robbins Field should not occur until a replacement softball field has been constructed. With a population of 2,500, Area 2 would attain 82% of the recommended standard.



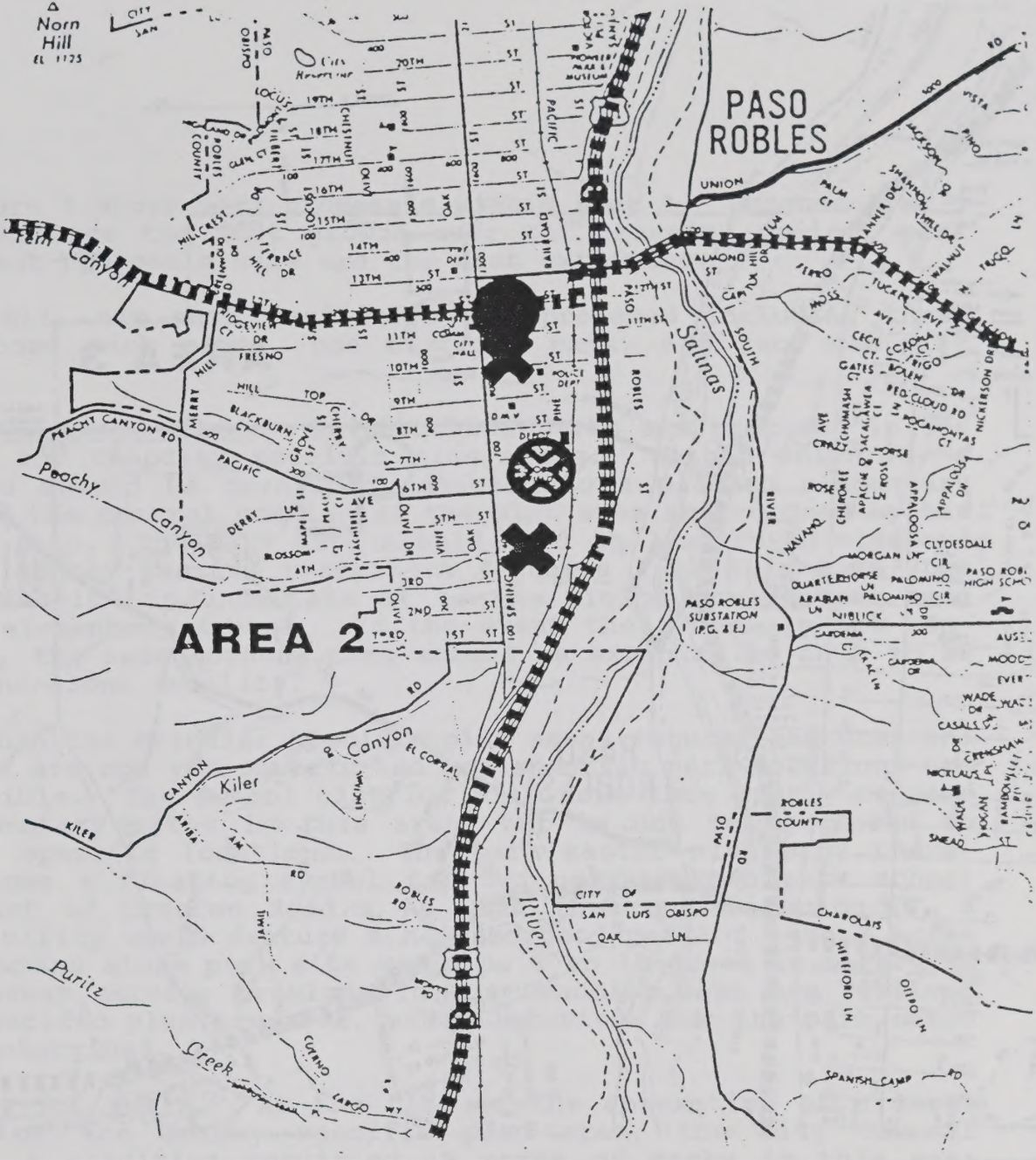
LEGEND

Figure 2

COMMUNITY PARK	PROPOSED COMMUNITY PARK
DISTRICT PARK	PROPOSED DISTRICT PARK
NEIGHBORHOOD PARK	PROPOSED NEIGHBORHOOD PARK
MINI PARK	PROPOSED MINI PARK
CENTERS	PROPOSED CENTER
SCHOOL	PROPOSED SCHOOL

N

SCALE



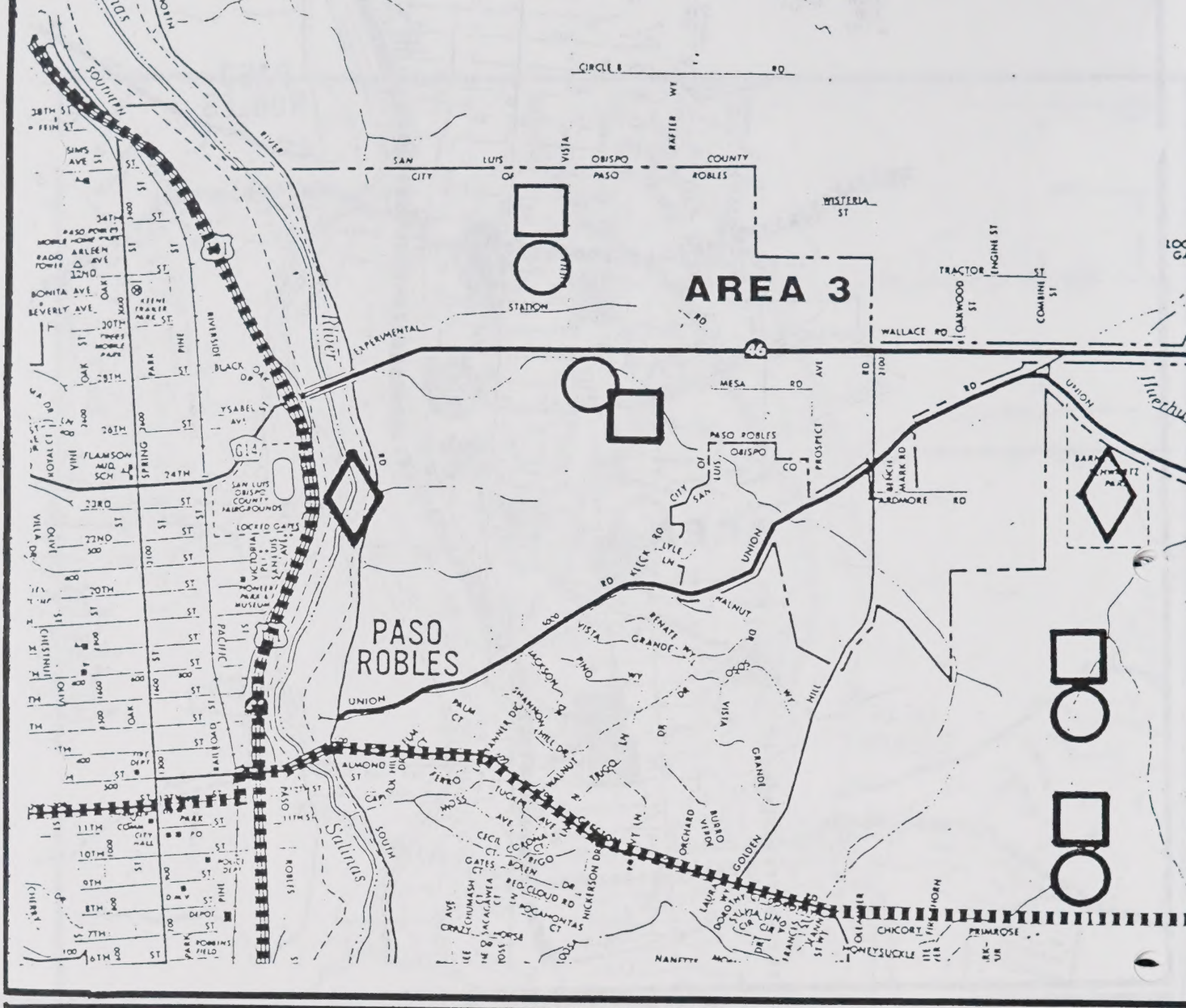
LEGEND

Figure 3

- COMMUNITY PARK
- DISTRICT PARK
- NEIGHBORHOOD PARK
- MINI PARK
- CENTERS
- SCHOOL
- PROPOSED COMMUNITY PARK
- PROPOSED DISTRICT PARK
- PROPOSED NEIGHBORHOOD PARK
- PROPOSED MINI PARK
- PROPOSED CENTER
- PROPOSED SCHOOL

N

SCALE



LEGEND

Figure 4

COMMUNITY PARK	PROPOSED COMMUNITY PARK
DISTRICT PARK	PROPOSED DISTRICT PARK
NEIGHBORHOOD PARK	PROPOSED NEIGHBORHOOD PARK
MINI PARK	PROPOSED MINI PARK
CENTERS	PROPOSED CENTER
SCHOOL	PROPOSED SCHOOL

N

SCALE

Area 3

Figure 4 shows park proposals within Area 3. Because Area 3 will experience the most growth over the planning period, park development proposals here are the most extensive.

In all, six park facilities are proposed including three neighborhood park sites, one district park, and two community parks.

Neighborhood Parks. Neighborhood parks are proposed in the Union/46 and Chandler specific plan areas. Within Union/46, a park site should be developed adjacent to a planned elementary school in the central portion of the plan area as proposed by the specific plan. The park site should be 5 to 7 acres in size and include largely passive recreation features. At this time, the school district is uncertain as to the timing or eventual need for the elementary school. In the event the school is not constructed, the neighborhood park should be expanded to an 8 to 10 acre stand-alone facility.

Within the Chandler specific plan area, future land uses and densities are not yet certain and any specific park locations are not possible. The school district will more than likely require two elementary sites in this area, but is not yet prepared to identify specific locations. The park master plan map, therefore, shows a floating symbol for two neighborhood park school sites east of Creston Road. As with the case in Union/46, a joint facility would feature a neighborhood park of 5 to 7 acres while a stand alone park site would be 8 to 10 acres in size. As future sewer service problems in the Chandler area are resolved and a specific plan prepared, exact locations for the park sites can be determined.

District Parks. At the time of the annexation of a large portion of the Borkey specific plan area, the City Council attached a condition requiring 15 acres of parks in this area north of Highway 46. A district park would be appropriate for the future population in this area and a site of 12 to 15 acres as a stand-alone facility should be planned on a site approximately 1/2 mile north of Highway 46 and near Buena Vista Road. The park should include active facilities, such as lighted softball fields, tennis courts and a community activity center as well as passive and open recreation space.

The school district also feels that an elementary school site will be needed north of Highway 46 and would look for a site in the same vicinity as discussed above for the park. A park/school site would be very desirable here; in this event, the park site could be reduced to 10 to 12 acres with some of the open play field requirements supplied on the school site.

Community Parks. The City owns the 40-acre Barney Schwartz park site at Union Road and Highway 46. Plans have been prepared for its development, but there is no current construction schedule. The master plan for the park includes a 4-diamond softball complex, 8 tennis courts, hiking and jogging trails, restrooms, picnic areas, possible open space, and an area for commercial recreation.

A second community park should be investigated in the Salinas River bed generally between Highway 46 and Creston Road. The river bed is now used by many in the community primarily for horseback riding and off-highway vehicle use. As previously explained, a regional park in the riverbed is proposed by San Luis Obispo County generally between Paso Robles and Templeton. A smaller 20- to 30-acre park within Paso Robles could be a component of the larger regional park. It is recommended that the city apply for State Park and Recreation OHV grant money to further study the feasibility of this river park.

The holding capacity of Area 3 is projected to be 14,400 persons. With the proposals of the element and expected school sites, neighborhood and district parks would constitute approximately 50 acres, or 3.5 acres per 1,000 persons. This constitutes 100% of the proposed standards.

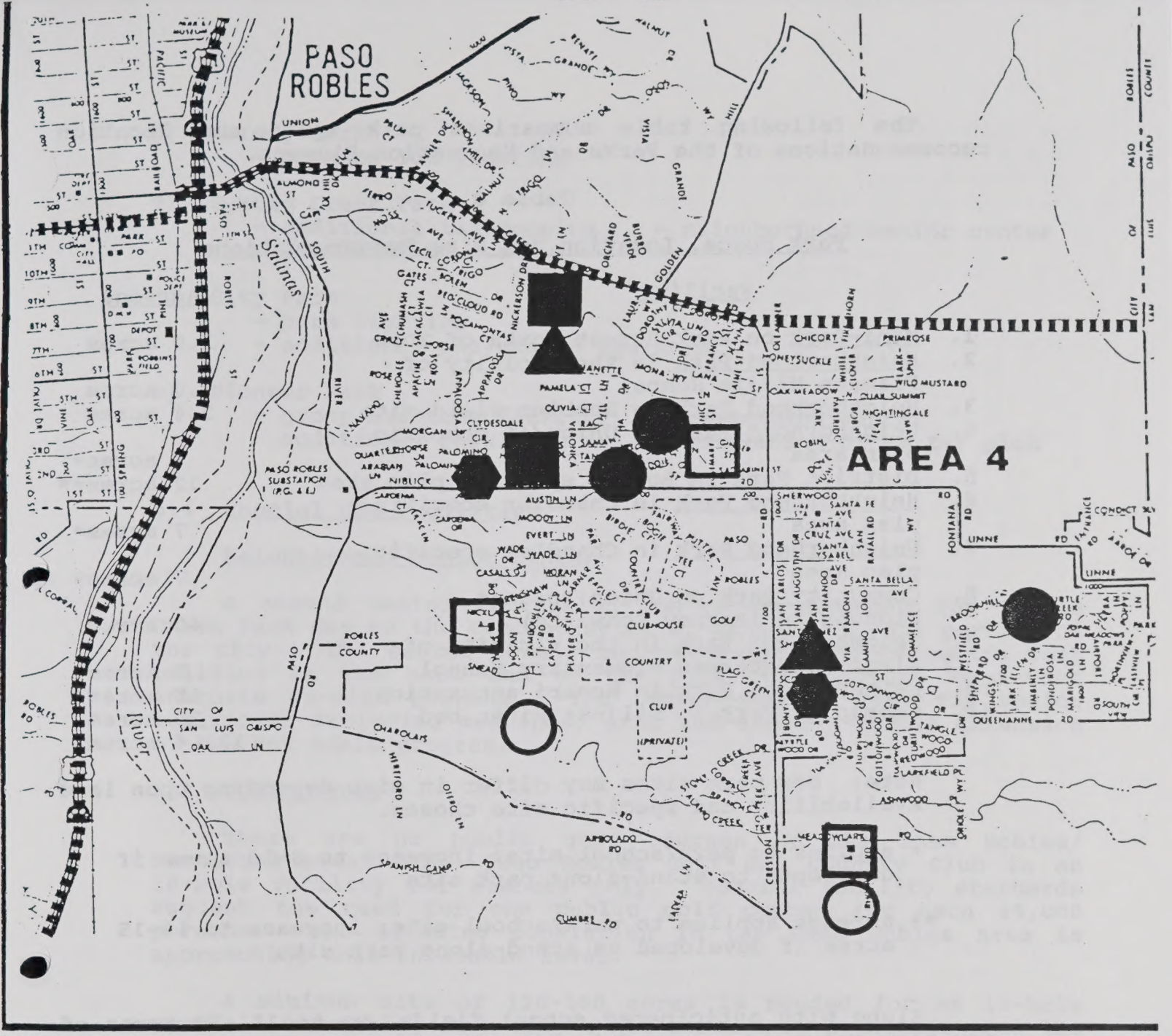
Area 4

Area 4 contains both the largest population of any planning area as well as the greatest amount of park acreage. Because Area 4 currently exceeds recommended park space standards, the extent of park space requirements is not as great as in Area 3, the other major new growth region of the City. Figure 5 shows proposed park sites in Area 4.

The school district has purchased an 11-acre site in southeast Paso Robles for the Virginia Petersen Elementary School. Construction should begin in 1988. It is recommended that property in the vicinity of the school site be developed for a 5- to 7-acre neighborhood park.

A second neighborhood park site will be developed just north of Charolais Road as originally planned in the Munari annexation. Fifteen acres of formal park space will be developed as a part of the larger 80-acre open space and drainage easement. The park space will include play areas, group picnic areas, bike trails and jogging trails. No active recreation facilities are planned.

These facilities, as well as the school grounds proposed for the future Petersen Elementary and Lewis Middle School sites, will bring total neighborhood and district park space in Area 4 to 76.9 acres. With a holding capacity of 16,350 persons, the park ratio would be 4.7 acres per 1,000 persons, or 134% of the combined recommended standards for neighborhood and district parks.



LEGEND

Figure 5

COMMUNITY PARK	PROPOSED COMMUNITY PARK
DISTRICT PARK	PROPOSED DISTRICT PARK
NEIGHBORHOOD PARK	PROPOSED NEIGHBORHOOD PARK
MINI PARK	PROPOSED MINI PARK
CENTERS	PROPOSED CENTER
SCHOOL	PROPOSED SCHOOL

N

SCALE

The following table summarizes park space and location recommendations of the Parks and Recreation Element.

Table 8

Park Space, Location and Size Recommendations

	Facility	Acreage
1.	Mini-Park on Park Street north of 30th	1.0 acres
2.	Neighborhood Park in the vicinity of Flamson Middle School	3.0 acres
3.	Neighborhood Park on Robbins Field site	2.4 acres
4.	Neighborhood Park in Union/46 specific plan area	7 acres*
5.	District Park in Borkey specific plan area	12 acres**
6.	Neighborhood Park in Chandler specific plan area	7 acres*
7.	Neighborhood Park in Chandler specific plan area	7 acres*
8.	Community Park on Union Road at Highway 46 (Barney Schwartz)	40 acres
9.	Neighborhood Park in the vicinity of Virginia Petersen Elementary School	7 acres*
10.	Neighborhood Park in Munari annexation	15 acres
11.	Community Park in Salinas River bed	30 acres
		131.4 acres

Note: New park sites may differ in size depending upon land availability and specific site chosen.

* applies to park/school site; increase to 8-10 acres if developed to stand-alone park site

** acreage applies to park/school site; increase to 13-15 acres if developed as stand-alone park site

Along with anticipated school fields, up to 151.15 acres of new park space is proposed by the element. Combined with existing park/school space and with a target population of 40,000, the overall park space ratio would be 5.5 acres per 1,000 persons.

5.3 Existing Park Improvements

The following needs assessment for existing parks has been prepared by the Parks and Recreation Department:

a) Sherwood Park
- additional restroom
- parking lot lighting
- paving of parking lot
- additional parking (corner of Creston & Scott)
- recreation center

b) Melody Park
   - parking lot lighting

c) Turtle Creek Park
   - additional landscaping
   - lawn bowling area
   - neighborhood senior center

d) City Park
   - park lighting
   - additional playground equipment

e) Pioneer Park
   - group barbecue facility
   - additional parking
   - recreation center
   - completion of master plan

5.4 Special Use Facilities

Neighborhood Senior Center

A second senior recreation center is proposed for Turtle Creek Park due to the concentration of seniors in this portion of the City. The center should include a 2,000-3,000 square foot building at the east end of the park near Airport Road with adequate on-site parking. The center can be used for senior activities including meetings, arts and crafts, and an extension of the hot meals program.

Golf Course

There are no public golf courses in the Paso Robles/ Templeton area. The Paso Robles Golf and Country Club is an 18-hole facility for members only. Special facility standards suggest the need for one public golf course for each 25,000 persons. The existing population in the Paso Robles area is approaching this threshold level.

A minimum site of 120-160 acres is needed for an 18-hole course. Currently, such City-owned acreage is available near the Paso Robles airport. It may also be possible for a course to be constructed on private property as a part of a larger planned unit development, with the stipulation that the course be open to the public.

Given the considerable interest in golf shown in the user survey, the lack of a major public course in the area, a growing support population, and the possibility for a public/private development partnership, it is recommended that the feasibility for development of a public course in Paso Robles be investigated.

CHAPTER 6

IMPLEMENTATION

The viability of the master plan recommendations is largely contingent on their ability to be implemented. The City of Paso Robles parks and recreation system is experiencing several trends that are placing increasingly heavy demands on financial resources. First, the City has older park sites that require some renovation if they are to meet the recreation needs and be maintained in a cost-effective manner. Secondly, the City is undergoing a major increase in residential development which necessitates the construction of new park and recreation facilities and programs in many neighborhoods. Finally, more people are taking advantage of public park and recreation services, thus increasing maintenance costs and accelerating deterioration of existing facilities.

The need to find new and expanded sources of funds for the development and operation of recreation and parks is essential. There is no set pattern for developing an effective community finance program. Each agency and every community differs in need, scope, environmental setting, funding required and resources available. The financing of improvements described in the master plan will incorporate a mix of techniques available to pay for park development and operations. The following analysis presents a general financing plan that will guide the City during implementation of the master plan.

Table 9 shows development and maintenance cost estimates for new facilities prepared by the Parks and Recreation Element.

Table 9

Development and Maintenance Cost Estimates

Facility	Acres	Purchase Cost/ Development	Maintenance/ Year
1. Mini-Park on Park Street	1.0	$ 65,000	$ 5,000
2. Neighborhood Park near Flamson School	3.0	670,000	15,000
3. Robbins Field	2.4	100,000	--0--
4. Neighborhood Park in Union/46	7.0	700,000	35,000
5. District Park in Borkey	12.0	1,200,000	60,000
6. Neighborhood park in Chandler	7.0	700,000	35,000
7. Neighborhood Park in Chandler	7.0	700,000	35,000
8. Barney Schwartz Park	40.0*	1,000,000	100,000
9. Neighborhood Park in Southeast	7.0	700,000	35,000
10. Neighborhood Park in Munari	15.0	1,500,000	75,000
11. Community Park in Salinas River	30.0	1,000,000	150,000
		$8,335,000	$545,000

* Assumes that 20 acres would be developed by the City with the remaining 20 acres in commercial recreation uses.

Park development fees can be applied to new neighborhood and district parks in developing areas; from Table 9, park facilities Nos. 4, 5, 6, & 7 and 9 & 10 could be financed through development fees. Total development costs for these facilities are estimated at $5.5 million.

For growth to the target population of 40,000, an additional 23,400 persons will be added, or approximately 8,700 new dwellings (2.7 persons/unit). If two-thirds of these new units are single family, the existing development fee of $510 would generate $2.97 million, or roughly one-half of the amount required. If the same fee were applied to all units, the total amount generated would be $4.44 million. Using this approach, the development fee would have to be increased to $655/unit to meet the total development cost estimate.

A valid approach would be to assess a square footage park development fee for all residential units similar to school impact fees. Fees based on square footage of the unit recognizes the typical size and population characteristic differences between single-family dwellings and apartments. At the same time, large 3-bedroom apartments would be assessed a fee similar to a down-sized single-family unit; this is equitable considering the comparable demand of the households for parka nd recreation services.

Using the future housing mix above, and assuming a typical size of 1,500 square feet for a single-family home and 1,000 square feet for an apartment, the development fee would be 45-50¢ per square foot. (The existing development fee on single-family homes is in a range of 25-35¢ per square foot, based on typical house sizes.) With park development fees ranging from 45-50¢ per square foot of new residential construction, an estimated $220,000 could be collected annually.

It may be necessary to increase the development fee if a portion of the revenues generated are to be used for rehabilitation of existing parks or partial development of community parks. In any case, the development fee should be reviewed annually based on inflation and building construction indices. As stipulated in the policy section, separate fees could also be assessed within specific plan areas based on particular need.

General Obligation Bond

Voters could approve a general obligation bond to finance needed park improvements with a two-thirds majority vote. This option should be considered as a means to pay for a major share of land acquisition and capital improvements at community parks and rehabilitation of the existing park system. If approved, the bond would be repaid by an ad valorem tax override. The park user survey revealed strong general support for this concept, with 60% of those responding supporting a bond-type assessment for park funding.

Under the general financing plan, the City will seek to maximize revenues and assistance from the following existing revenue sources:

Federal and State grants
User fees
Land dedications/easements
General fund (continuation of existing support)
Donations, volunteer labor, foundation grants, and special events

The City could finance all elements of the Park System not funded through the general financing plan from a combination of the following revenue sources:

Development Fees on new residential development
General Obligation Bonds
Revenue Bonds/Certificates of Participation
Assessments implemented in new special districts
Increase in General Fund Support
Redevelopment Process
Property Sales

The following paragraphs briefly review the use of these new funding sources.

Park Development Fees

The Quimby Act provides that a city may, by ordinance, require the dedication of land or impose mitigation fees on residential subdivisions as a means of providing park and recreation facilities. The land, fees, or combination thereof are to be used only for the purpose of developing new or rehabilitating existing neighborhood, community park or recreation facilities to serve the subdivision. The amount and location of land to be dedicated or the fees to be paid must bear a reasonable relationship to the use of the park and recreational facilities by the future inhabitants of the subdivision.

Fees are payable at the time of building permit. The actual amount of revenue produced each year depends on the amount of housing development. Revenues will vary from year to year due to local economic conditions, building related policies, and housing demand. The City Council collects $510 per lot in Quimby Act monies.

While the Quimby Act Ordinance applies to lots created through the map process, there are new units that are exempt from the Quimby Act. These new units would include development in subdivisions created prior to the enactment of the Ordinance and most multi-family developments. The City should enact a supplemental park development fee ordinance that applies to all new residential units so that all residential development contributes fairly to the development of the park system.

Revenue Bonds/Certificates of Participation

The City may use revenue bonds to finance land acquisition and capital improvements for park facilities that generate revenues from user fees or concessions. This technique could apply to golf courses, equestrian centers, swimming pools, and other special interest facilities.

Special District Financing

The City should consider creating benefit/assessment districts to finance park maintenance and operations. A special assessment could be implemented with the consent of the voters and/or land owners within the special district. Use of special district financing for park facilities should be evaluated on a case by case basis. Use of these techniques would be particularly useful to pay for neighborhood or district park maintenance whose primary users would be within a well-defined new growth or specific plan area.

Maintenance costs for a typical new neighborhood park are estimated at $35,000 per year. With a service radius of one-half mile, the new neighborhood park would have a total service area of about 640 acres. At an overall density of four units/acre, assessment fees for neighborhood park maintenance would average $12-15 per unit per year.

The use of benefit-assessment districts for new neighborhood and district parks has the potential to significantly reduce projected yearly maintenance costs shown in Table 9. Maintenance costs for these new facilities could be reduced by 45% if all new neighborhood and district parks were included within such districts. The balance of increased maintenance costs would be funded through expected increases in the general fund brought about by continued community growth.

General Fund Revenues

At the present time it appears unlikely that the City could use general fund revenues above present percentage commitment levels to develop and maintain parks, either through reallocation or increased taxes. However, this option may be available at some time during the planning period and should remain a consideration.

Redevelopment Process

The redevelopment process, using eminent domain and redevelopment financing, can be used to acquire and develop park space. The specific park plan must be part of a larger project area plan. The redevelopment agency is then capable of establishing a tax increment financing program and is empowered to issue tax increment bonds.

Property Sales

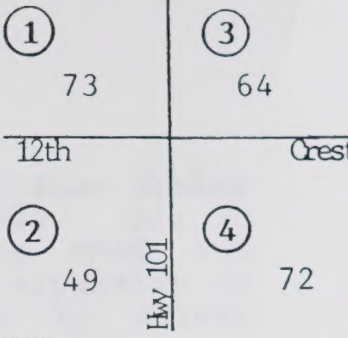
The Veteran's Building was sold to the City of Paso Robles by the County of San Luis Obispo for $1.00 in 1973. Due to architectural barriers and location, the building does not suffice as a recreation center. The building is expensive to operate and does not generate adequate revenue to offset expenses.

It is recommended that this facility be sold and profits used of build a recreation facility more suited to the needs of the citizenry of Paso Robles.

APPENDIX A

City of Paso Robles
Park and Recreational
Facilities Survey

City of Paso Robles
Parks and Recreation Survey Questionnaire



TOTAL SURVEY RESULTS

1. Do you live in the City or County? (155) 258 (103)
   Do you live east or west of Highway 101?
   Do you live north or south of 12th St/Creston Rd?

2. How many persons live in your household?
   1: 26 **2:** 106 **3:** 47 **4+:** 78
   What are their ages? (Read the categories)
   0-5 57 6-18 124 19-30 104 31-65 288 65+ 85

3. What is your household type? (Read the categories)
   single family 214 apartment 20 mobile home 23

4. What parks or recreation facilities within Paso Robles has your household used in the past year?
   (Only read list if they ask for examples)

   Sherwood Park 117 Melody Park 16 Casa Robles Park 13
   Turtle Creek Park 11 Royal Oak Meadows 5 City Park 159 Pioneer Park 63 Mandella Park 2 Robbins Field 36 Municipal Pool 88
   None 34

5. Do you use school grounds in Paso Robles for recreation, other than during school hours? If yes, which schools?

   No 197

   What activities? Youth Sports 2 Running 3 Tennis 4 Football 3
   Baseball 5 Softball 7 Little Leauge 2 Picnic 1 Basketball 7
   Free Play 12 Soccer 5

6. Considering hours, size, cleanliness and other factors, how would you rate park facilities on a scale of 1 being excellent and 5 being poor? 1 65 2 86 3 55 4 22 5 10

7. What three activities does your household do most often at the park? (Only read list if they ask for examples)

   Organized team sports 57 picnics 149 general play 72
   childrens play equipment 66 jogging or general exercise 30
   active sports without organized teams 38 other 39
   (specify) Concerts 10 Walking 5 Wine Festival 9 Horseshoes 2
   Relaxation 1 Swimming 7 Tennis 4 Softball 1 Barbeque 1

8. If a park were going to be built in your neighborhood, what three recreational features would you most like to have?
   (Only read list if they ask for examples)
   trees and water 117 lighting 54 game tables 27
   picnic areas 106 paved sports courts 67 open sports fields 61 social hall 46 rest room 88 don't know 0
   Pool 29 Tennis Courts 12 Horseshoes 8 Jogging Track 7 Play Equip. 13

TOTAL SURVEY RESULTS

9. If the weather is good, how often do you use a park in Paso Robles? (Read the list)
More than once/week 73 about once a month 74 once or twice/year 66 never 37

10. Are there any specific reasons your household does not use city parks? (Only read list if they ask for examples)
no time 52 too busy 40 no transportation 3 not safe/clean 6 too crowed 4 not interested 28 other 29 Poor health 6 Too far 20 No shade 1 Too many minorities 2

11. Which supervised recreational activities does any member or your household often participate at a city facility?
None 108 Therapy Pool 2 Swim 22 Basketball 10 Baseball 19 Softball 23 Aerobics 11 Square dancing 2 Horseshoes 1 Soccer 16 Gymnastics 5

12. Please indicate with a "yes" or "no" which of the following facilities your household would use. (Read the list)

	yes	no
a. golf course	106	152
b. tennis courts	143	115
c. softball fields	131	127
d. basketball courts	123	135
e. horse trails	81	177
f. soccer fields	84	174

g. Are there other needed facilities not now provided?
Racquetball 14 Pool 32 Bike lanes 10 Concerts 4 Track 3 Volleyball 4

13. Considering personnel, equipment, hours, numbers of leaders, and safety factors, how would you rate city recreation activities on a scale of 1 being excellent and 5 being poor? 1 52 2 86 3 65 4 16 5 5 No response

14. What ethnic group do you consider yourself to be? (Read the list)
Hispanic 9 White/Anglo 228 Asian, Pacific Islander 4 Black 4 American Indian 4 other 1 (specify)

15. How long have you lived at this address? < 1yr 41
1-5 yrs 113 5+ yrs 102

16. In which income bracket would you place your household? (Read the list
< $10 K 15 $10-20 K 53 $20-30 K 63 $30-50 K 60 $50+ K 41 No response 21

17. Would you vote for a bond issue or other financing to build and maintain parks if the total cost to you was $20-50 per year? yes 163 no 74

City of Paso Robles
Parks and Recreation Survey Questionnaire

AREA 1

(31) (42)

1. Do you live in the City or County? 73
   Do you live east or west of Highway 101? _____
   Do you live north or south of 12th St/Creston Rd? _____

2. How many persons live in your household? 1 7 2 31 3 18 4 18

   What are their ages? (Read the categories)
   0-5 20 6-18 28 19-30 29 31-65 84 65+ 28
   Total 189

3. What is your household type? (Read the categories)
   single family 54 apartment 6 mobile home 13

4. What parks or recreation facilities within Paso Robles has your household used in the past year?
   (Only read list if they ask for examples)

   Sherwood Park 25 Melody Park 3 Casa Robles Park 3
   Turtle Creek Park 1 Royal Oak Meadows 2 City Park 42 Pioneer Park 19 Mandella Park 1 Robbins Field 7 Municipal Pool 18

5. Do you use school grounds in Paso Robles for recreation, other than during school hours? If yes, which schools?
   No 58

   What activities? Youth Sport 1 Basketball 4 Softball 2 Baseball 3
   Jogging 3 Tennis 1 Other 2

6. Considering hours, size, cleanliness and other factors, how would you rate park facilities on a scale of 1 being excellent and 5 being poor? 1 22 2 22 3 15 4 7 5 4 Don't Know 4

7. What three activities does your household do most often at the park? (Only read list if they ask for examples)

   Organized team sports 14 picnics 41 general play 20
   childrens play equipment 17 jogging or general exercise 10
   active sports without organized teams 7 other 4
   (specify) Concerts 3 Horseshoes 1

8. If a park were going to be built in your neighborhood, what three recreational features would you most like to have?
   (Only read list if they ask for examples)
   trees and water 30 lighting 11 game tables 9
   picnic areas 35 paved sports courts 13 open sports fields 20 social hall 15 rest room 24 don't know 6
   Horseshoes 3 Tennis 4 Baseball 1 Track 2 Gym 1 Play Area 5
   Pool 4 Driving Range 1 Volleyball 1

AREA 1

9. If the weather is good, how often do you use a park in Paso Robles? (Read the list)
More than once/week 19 about once a month 20 once or twice/year 21 never 15

10. Are there any specific reasons your household does not use city parks? (Only read list if they ask for examples)
no time 13 too busy 9 no transportation 3 not safe/clean 3 too crowed 1 not interested 10
other 17 Poor health 5 Too far 12 No shade
Too many minorities 0

11. Which supervised recreational activities does any member or your household often participate at a city facility?
None 34 Therapy Pool 2 Swim 7 Basketball 3 Baseball 7 Softball 4
Aerobics 5 Square dancing 0 Horseshoes 1 Soccer 4 Gymnastics 0

12. Please indicate with a "yes" or "no" which of the following facilities your household would use. (Read the list)

	yes	no
a. golf course	29	47
b. tennis courts	40	33
c. softball fields	34	39
d. basketball courts	34	44
e. horse trails	23	54
f. soccer fields	23	49

g. Are there other needed facilities not now provided?
Racquetball 2 Pool 5 Bike lanes 3 Concerts 0 Track 0 Volleyball 0

13. Considering personnel, equipment, hours, numbers of leaders, and safety factors, how would you rate city recreation activities on a scale of 1 being excellent and 5 being poor? 1 12 2 23 3 21 4 4 5 1 No response 7

14. What ethnic group do you consider yourself to be? (Read the list)
Hispanic 2 White/Anglo 66 Asian, Pacific Islander 3
Black 1 American Indian 1 other (specify)

15. How long have you lived at this address? < 1yr 9
1-5 yrs 31 5+ yrs 32

16. In which income bracket would you place your household? (Read the list
< $10 K 7 $10-20 K 15 $20-30 K 17 $30-50 K 16
$50+ K 10

17. Would you vote for a bond issue or other financing to build and maintain parks if the total cost to you was $20-50 per year? yes 43 no 24

City of Paso Robles
Parks and Recreation Survey Questionnaire

AREA 2

(30) (19)

1. Do you live in the City or County? 49
   Do you live east or west of Highway 101? _____
   Do you live north or south of 12th St/Creston Rd? _____

2. How many persons live in your household? 1 7 2 15 3 8 4 17

   What are their ages? (Read the categories)
   0-5 12 6-18 20 19-30 34 31-65 35 65+ 16

3. What is your household type? (Read the categories)
   single family 36 apartment 8 mobile home 4

4. What parks or recreation facilities within Paso Robles has your household used in the past year?
   (Only read list if they ask for examples)

   Sherwood Park 21 Melody Park 4 Casa Robles Park 1
   Turtle Creek Park 2 Royal Oak Meadows 0 City Park 30 Pioneer Park 5 Mandella Park 0 Robbins Field 6 Municipal Pool 21

5. Do you use school grounds in Paso Robles for recreation, other than during school hours? If yes, which schools?
   No 37

   What activities? Football 1 Softball 1 Free Play 1 Tennis 1 Youth Basketball 1

6. Considering hours, size, cleanliness and other factors, how would you rate park facilities on a scale of 1 being excellent and 5 being poor? 1 13 2 11 3 12 4 5 5 4 No resp. 2

7. What three activities does your household do most often at the park? (Only read list if they ask for examples)

   Organized team sports 9 picnics 28 general play 13
   childrens play equipment 16 jogging or general exercise 5
   active sports without organized teams 11 other 12
   (specify) None 5 Walking 1 Swimming 2 Wine Festival 2 Concerts 2

8. If a park were going to be built in your neighborhood, what three recreational features would you most like to have?
   (Only read list if they ask for examples)
   trees and water 25 lighting 20 game tables 6
   picnic areas 19 paved sports courts 16 open sports fields 8 social hall 11 rest room 22 don't know ____
   Horseshoes 1 Pool 3 Aerobics 1 Volleyball 1 Play Equipment 1

AREA 2

9. If the weather is good, how often do you use a park in Paso Robles? (Read the list)
More than once/week 10 about once a month 9 once or twice/year 13 never 7

10. Are there any specific reasons your household does not use city parks? (Only read list if they ask for examples)
no time 16 too busy 9 no transportation 0 not safe/clean 0 too crowed 0 not interested 2
other 6 Poor health 2 Too far 3 No shade 0
Too many minorities 1

11. Which supervised recreational activities does any member or your household often participate at a city facility?
None 31 Therapy Pool 0 Swim 5 Basketball 1 Baseball 1 Softball 4
Aerobics 3 Square dancing 0 Horseshoes 0 Soccer 2 Gymnastics 0

12. Please indicate with a "yes" or "no" which of the following facilities your household would use. (Read the list)

	yes	no
a. golf course	18	30
b. tennis courts	20	28
c. softball fields	22	27
d. basketball courts	19	29
e. horse trails	7	41
f. soccer fields	14	34

g. Are there other needed facilities not now provided?
Racquetball 0 Pool 4 Bike lanes 2 Concerts 0 Track 0 Volleyball 1

13. Considering personnel, equipment, hours, numbers of leaders, and safety factors, how would you rate city recreation activities on a scale of 1 being excellent and 5 being poor? 1 6 2 13 3 13 4 8 5 1 No response 5

14. What ethnic group do you consider yourself to be? (Read the list)
Hispanic 4 White/Anglo 40 Asian, Pacific Islander 0
Black 0 American Indian 2 other 0 (specify)

15. How long have you lived at this address? < 1yr 11
1-5 yrs 18 5+ yrs 20

16. In which income bracket would you place your household? (Read the list
< $10 K 6 $10-20 K 13 $20-30 K 14 $30-50 K 8
$50+ K 5

17. Would you vote for a bond issue or other financing to build and maintain parks if the total cost to you was $20-50 per year? yes 27 no 16

AREA 3

9. If the weather is good, how often do you use a park in Paso Robles? (Read the list)
More than once/week 14 about once a month 21 once or twice/year 17 never 9

10. Are there any specific reasons your household does not use city parks? (Only read list if they ask for examples)
no time 16 too busy 9 no transportation 1 not safe/clean 2 too crowed 1 not interested 8
other 6 Poor health 4 Too far 2 No shade
Too many minorities

11. Which supervised recreational activities does any member or your household often participate at a city facility?
None 16 Therapy Pool 0 Swim 2 Basketball 1 Baseball 4 Softball 4
Aerobics 3 Square dancing 1 Horseshoes 0 Soccer 4 Gymnastics 3

12. Please indicate with a "yes" or "no" which of the following facilities your household would use. (Read the list)

	yes	no
a. golf course	25	36
b. tennis courts	41	22
c. softball fields	31	29
d. basketball courts	32	29
e. horse trails	29	34
f. soccer fields	24	35

g. Are there other needed facilities not now provided?
Racquetball 2 Pool 9 Bike lanes 2 Concerts 1 Track 0 Volleyball 1

13. Considering personnel, equipment, hours, numbers of leaders, and safety factors, how would you rate city recreation activities on a scale of 1 being excellent and 5 being poor? 1 16 2 24 3 13 4 4 5 0 No response 5

14. What ethnic group do you consider yourself to be? (Read the list)
Hispanic 1 White/Anglo 52 Asian, Pacific Islander 1
Black 1 American Indian 1 other 0 (specify)

15. How long have you lived at this address? < 1yr 11
1-5 yrs 27 5+ yrs 23

16. In which income bracket would you place your household? (Read the list
< $10 K 1 $10-20 K 11 $20-30 K 11 $30-50 K 16
$50+ K 15

17. Would you vote for a bond issue or other financing to build and maintain parks if the total cost to you was $20-50 per year? yes 43 no 18 Maybe 2

City of Paso Robles
Parks and Recreation Survey Questionnaire

AREA 3

(38) (26)

1. Do you live in the City or County? 64
   Do you live east or west of Highway 101? _____
   Do you live north or south of 12th St/Creston Rd? _____

2. How many persons live in your household? 1 7 2 26 3 9 4 20

   What are their ages? (Read the categories)
   0-5 13 6-18 39 19-30 27 31-65 64 65+ 23

3. What is your household type? (Read the categories)
   single family 54 apartment 3 mobile home 3

4. What parks or recreation facilities within Paso Robles has your household used in the past year?
   (Only read list if they ask for examples)

   Sherwood Park 25 Melody Park 0 Casa Robles Park 2
   Turtle Creek Park 1 Royal Oak Meadows 1 City Park 35 Pioneer Park 13 Mandella Park 0 Robbins Field 7 Municipal Pool 22

5. Do you use school grounds in Paso Robles for recreation, other than during school hours? If yes, which schools?
   No 51

   What activities?
   Football 1 Softball 1 Tennis 1 Bike Trail 1 Soccer 1 Free Play 6

6. Considering hours, size, cleanliness and other factors, how would you rate park facilities on a scale of 1 being excellent and 5 being poor? 1 20 2 25 3 10 4 7 5 1 No Resp. 1

7. What three activities does your household do most often at the park? (Only read list if they ask for examples)

   Organized team sports 12 picnics 36 general play 23
   childrens play equipment 15 jogging or general exercise 5
   active sports without organized teams 6 other 29
   (specify) Concerts 2 Wine Festival 2 Pioneer Day 1 None 14 Tennis 4 Jogging 2 Swimming 1 Passive Recreation 3

8. If a park were going to be built in your neighborhood, what three recreational features would you most like to have?
   (Only read list if they ask for examples)
   trees and water 25 lighting 14 game tables 5
   picnic areas 23 paved sports courts 18 open sports fields 15 social hall 10 rest room 23 don't know 1
   Theater 1 Bike Trail 2 Walking Trail 1 Tennis Courts 1 Horeshoes 2 Pool 11 Waterslide 1 Play Equipment 2 Volleyball 3 Baseball 1

City of Paso Robles
Parks and Recreation Survey Questionnaire

AREA 4

(56) (16)

1. Do you live in the City or County? 72
   Do you live east or west of Highway 101? _____
   Do you live north or south of 12th St/Creston Rd? _____

2. How many persons live in your household? 1 5 2 34 3 12 4+ 23

   What are their ages? (Read the categories)
   0-5 12 6-18 37 19-30 14 31-65 105 65+ 18

3. What is your household type? (Read the categories)
   single family 69 apartment 3 mobile home 5

4. What parks or recreation facilities within Paso Robles has your household used in the past year? (Only read list if they ask for examples)

   Sherwood Park 46 Melody Park 9 Casa Robles Park 7
   Turtle Creek Park 7 Royal Oak Meadows 2 City Park 54 Pioneer Park 26 Mandella Park 1 Robbins Field 16 Municipal Pool 27

5. Do you use school grounds in Paso Robles for recreation, other than during school hours? If yes, which schools?

   No 51

   What activities? Tennis 2 Soccer 4 Basketball 3 Free Play 2 Baseball 4 Softball 3 Picnic 1

6. Considering hours, size, cleanliness and other factors, how would you rate park facilities on a scale of 1 being excellent and 5 being poor? 1 20 2 28 3 18 4 5 5 1 No Resp. 2

7. What three activities does your household do most often at the park? (Only read list if they ask for examples)

   Organized team sports 22 picnics 44 general play 16
   childrens play equipment 18 jogging or general exercise 10
   active sports without organized teams 14 other 12
   (specify) Tennis 2 Wine Festival 3 Softball 1 Pool 2 Concerts 3 Dog Show 1

8. If a park were going to be built in your neighborhood, what three recreational features would you most like to have? (Only read list if they ask for examples)
   trees and water 37 lighting 9 game tables 7
   picnic areas 29 paved sports courts 20 open sports fields 18 social hall 10 rest room 19 don't know _____
   Horseshoes 2 Softball 1 Jogging 2 Play Equipment 5 Bike Trail 1 Tennis 6 Lawn Bowling 1 Par Course 1

9. If the weather is good, how often do you use a park in Paso Robles? (Read the list)
More than once/week 14 about once a month 21 once or twice/year 17 never 9

10. Are there any specific reasons your household does not use city parks? (Only read list if they ask for examples)
no time 16 too busy 9 no transportation 1 not safe/clean 2 too crowed 1 not interested 8
other 6 Poor health 4 Too far 2 No shade
Too many minorities

11. Which supervised recreational activities does any member or your household often participate at a city facility?
None 16 Therapy Pool 0 Swim 2 Basketball 1 Baseball 4 Softball 4
Aerobics 3 Square dancing 0 Horseshoes 0 Soccer 4 Gymnastics 3

12. Please indicate with a "yes" or "no" which of the following facilities your household would use. (Read the list)

	yes	no
a. golf course	25	36
b. tennis courts	41	22
c. softball fields	31	29
d. basketball courts	32	29
e. horse trails	29	34
f. soccer fields	24	35

g. Are there other needed facilities not now provided?
Racquetball 2 Pool 9 Bike lanes 2 Concerts 1 Track 0 Volleyball 1

13. Considering personnel, equipment, hours, numbers of leaders, and safety factors, how would you rate city recreation activities on a scale of 1 being excellent and 5 being poor? 1 16 2 24 3 13 4 4 5 0 No response 5

14. What ethnic group do you consider yourself to be? (Read the list)
Hispanic 1 White/Anglo 52 Asian, Pacific Islander 1
Black 1 American Indian 1 other (specify)

15. How long have you lived at this address? < 1yr 11
1-5 yrs 27 5+ yrs 23

16. In which income bracket would you place your household? (Read the list
< $10 K 1 $10-20 K 11 $20-30 K 11 $30-50 K 16
$50+ K 15

17. Would you vote for a bond issue or other financing to build and maintain parks if the total cost to you was $20-50 per year? yes 43 no 18 Maybe 2

1. Question 1 established City or unincorporated status and geographical location. Of the 258 respondents, 155 (60%) live in the City of Paso Robles and 103 (40%) live on the unincorporated fringe. Responses by geographical area were:

Area 1	73	28%
Area 2	49	19%
Area 3	64	25%
Area 4	72	28%

The number of respondents who do not live in the City is rather large but again points to the rural nature of the Paso Robles area and how city parks serve a regional function.

2. Question 2 asked for the number of persons in the household and their ages. Two-person households made up the majority of those surveyed (106 households, or 41%). This reflects the large number of young marrieds, plus senior households, and increasing trends towards divorced households and singles living together. Four or more persons in the home made up 78 households, or 30%. This also reflects the desirability of the community as a place to raise a family. In all, 658 persons are represented by the survey.

Age and percentages are:

0-5	57	9%
6-18	124	19%
19-30	104	16%
31-65	288	44%
65+	85	13%

The age breakdown indicates that the community must continue to provide a wide range of park and recreation activities from active youth programs, to programs for the young and middle aged, to seniors' activities.

3. Question 3 asked for household type: 214 respondents live in single-family homes (83%), 20 in apartments (8%) and 23 (9%) in mobile homes.

The household mix from the survey shows a greater percentage of single-family homes than might be expected. Building records indicate a higher percentage of apartments in the community. Reasons for the discrepancy might include the fact that many new apartments were not included in last year's edition of the Haines directory or that apartment residents are less likely to have telephones, or to be home when the surveyor called.

4. Question 4 asked which parks were used the most. The list and number of responses follows (note: respondents could list as many parks as they wished):

City Park	159
Sherwood Park	117
Municipal Pool	88
Pioneer Park	63
Robbins Field	36
Melody Park	16
Casa Robles Park	13
Turtle Creek Park	11
Royal Oak Meadows	5
Mandella Park	2

In addition, 34 respondents indicated they do not use city parks. The results of this question match well with the perception of how parks are used. Those facilities which are well located and which have a mix of activities are heavily used. Those facilities used the least are generally mini parks or pocket parks which are not accessible to a large percentage of the population.

5. Question 5 determined the extent to which residents use school facilities for recreation during non-school hours; 197 of those surveyed (76%) never use school grounds for recreation. Of those who do use school grounds, the most popular activities are:

Free play	12
Softball/baseball	12
Basketball	7
Soccer	5
Tennis	4
Football	3
Exercise	3
Youth sports	2

The fact that over 75% of those responding do not use school grounds for recreation indicates that either the schools are too far away from those in the county, that schools do not have adequate facilities, or a combination of the two. It is clear, however, that school grounds are a resource which is not being adequately used for recreation purposes.

6. Question 6 asked for an overall rating of city parks considering hours, size, cleanliness and other factors, with 1 being excellent and 5 being poor. The ratings and percentages are:

1	65	25%
2	86	33%
3	55	21%
4	22	9%
5	10	4%
no opinion	20	8%

The overall ratings show 58% feel that parks are either in excellent or very good condition. Only 13% feel that parks rate fair or poor marks. These findings show a high degree of satisfaction with existing park facilities and that such factors as overcrowding, poor maintenance or security problems are not yet significant.

7. Question 7 identifies those activities most popular at local parks (note: respondents could list more than one activity):

Picnics	149
General play	72
Children's playground	66
Organized team sports	57
Active play without team sports	38
Jogging/exercise	30
Concerts	10
Wine festival	9
Swimming	7
Walking	5
Tennis	4
Horse shoes	2

The most popular activities continue to be passive enjoyment of the parks including picnicking, general play and use of the children's playground.

8. Question 8 lists those features and facilities most wanted if a park were going to be built in the respondent's neighborhood (note: respondents were asked for three features):

Trees and water	117
Picnic areas	106
Restroom	88
Paved sport courts	67
Open sports fields	61
Lighting	54
Social hall	46
Pool	29
Game tables	27
Children's play equipment	13
Tennis courts	12
Horse shoes	8
Par course	7
Volleyball	4
Softball/baseball	3
Bike paths	3
Waterslide	2

The results of question 8 again show the demand for passive features in local parks. Active facilities such as softball

fields and waterslides may not be appropriate in parks with adjacent residential areas.

9. Question 9 established the patterns of park use. Of those responding, 73 (29%) go more than once/week; 74 (30%) about once/month; 66 (26%) once or twice/year; and 37 (15%), never.

10. Questions 10 asked the respondent to list reasons they do not visit parks (note: respondents could list more than one reason):

No time, too busy	92
Not interested	28
Too far away	20
In poor health	6
Not safe or clean	6
Too crowded	4

The large majority of those who don't use parks simply are too busy or are not interested. Again, this is not an indication of significant problems with park maintenance or security.

11. Question 11 reveals those recreational activities that those surveyed participate in. Listed in order of importance, they are (note: respondents could list more than one activity):

Softball/baseball	42
Swimming	22
Soccer	16
Aerobics/gymnastics	16
Basketball	10
Therapy pool	2
Square dancing	2

One-hundred eight of those responding do not participate in any recreational activity or program offered at City facilities.

12. Question 12 shows several potential facilities, some not now found in the Paso Robles area, and whether residents would use them. Listed in order of preference, they are:

Tennis courts	143
Softball fields	131
Basketball courts	123
Golf course	106
Soccer fields	84
Horse trails	81
Swimming pool	32
Racquetball	14
Bike lanes	10
Concert area	4
Volleyball	4
Par course	3
Lawn bowling	2
Seniors' activities	2

This question indicates strong support for additional active sports activities, possibly in new specialized facilities.

13. Question 13 asks the respondent to rate recreational activities on a scale with 1 being excellent and 5 being poor. The results are:

1	52	20%
2	86	33%
3	65	25%
4	16	6%
5	5	2%
no opinion	34	13%

Overall, the ratings for the recreation activities were slightly lower than for parks as a whole (question No. 6).

Since far fewer people use the recreation programs than use the parks as a whole, however, it is likely that rating approval for recreation activities is based more on conjecture than experience.

14. Question 14 lists ethnic groups as:

White Anglo	228	88%
Hispanic	9	3%
Black	4	2%
American Indian	4	2%
Asian/Pacific Islander	4	2%
Other	9	3%

15. Question 15 asked the respondent how long he/she had lived at the current address:

< 1 year	41
1-5 years	113
5+ years	102

16. Question 16 revealed respondents' income levels as:

< $10,000	15	6%
$10-20,000	53	20%
$20-30,000	63	24%
$30-50,000	60	23%
$50,000+	41	16%
No response	26	10%

17. Question 17 measured the respondents' willingness to finance park construction and maintenance through bond issues or other measures at a maximum household cost of $50/year; 163 (60%) of those surveyed said they would support such financing while 74 (27%) would not. Twenty-one respondents are undecided (8%).

Such a measure would likely require a 2/3's majority at a special or general election to be implemented.

Park Planning Area Results

Several questions were selected for analysis which deal with age characteristics, use of parks and satisfaction with facilities.

1. Question 2. Ages of those in household.

Area	0-5	(%)	6-18	(%)	19-64	(%)	65+	(%)	Total Resp.
1	20	(10.6)	28	(14.8)	113	(59.8)	28	(14.8)	189
2	12	(10.3)	20	(17.1)	69	(59.0)	16	(13.7)	117
3	13	(7.8)	39	(23.5)	91	(54.8)	23	(13.8)	166
4	12	(6.5)	37	(19.9)	119	(63.4)	18	(9.7)	186
	57	(8.8)	124	(18.8)	392	(59.6)	85	(12.9)	658

Areas 1 and 2 have the highest percentage of pre-schoolers, yet the lowest percentages of school age children. The number of working adults is near the City average while the percentage of seniors is greater than the City average. These neighborhoods appear to be in transition with younger families buying older homes or living in apartments. School enrollments are likely to increase from these neighborhoods with a continuing need for park lands and recreation programs.

Areas 3 and 4 have the highest percentage of school age children which reflects the number of families buying new homes in these neighborhoods. The continuing need for youth and adult programs in these areas in evident.

2. Question 6. Satisfaction with parks.

(1 being excellent and 5 being poor)

	Rating										
Area	1	(%)	2	(%)	3	(%)	4	(%)	5	(%)	Total Resp.
1	22	(31.4)	22	(31.4)	15	(21.4)	7	(10.0)	4	(5.7)	70
2	13	(29.8)	11	(24.4)	12	(26.6)	5	(11.1)	4	(8.8)	45
3	20	(31.7)	25	(39.7)	10	(15.9)	7	(11.1)	1	(1.6)	63
4	20	(28.2)	28	(39.4)	18	(25.4)	5	(7.0)	1	(1.4)	71
	75	(30.0)	86	(34.4)	55	(22.0)	24	(9.6)	10	(4.0)	249

Note: Not all households responded to this question.

Overall, 64.4% of those responding rated local parks excellent or very good. Overall, Areas 1 and 2 were below this

satisfaction rating and more rated parks fair or poor than in other parts of the community. Area 2 residents appear least satisfied with parks with nearly 20% rating them fair or poor. Area 3 is most satisfied with local parks, with 71.4% rating parks excellent or very good.

Many area residents appear to be aware of the growing disparity in park locations which includes the construction of Centennial Park east of Highway 101 and the eventual closing of the recreation center near downtown. The perception of such a disparity may be reflected in the survey responses.

3. Question 8. If a park were going to be built in your neighborhood, what facilities would you like to see?

	Area							
Facilities	1	(%)	2	(%)	3	(%)	4	(%)
Trees and Water	30	(19.1)	25	(19.7)	25	(18.8)	37	(24.8)
Picnic Areas	35	(22.3)	19	(15.0)	23	(17.3)	29	(19.5)
Paved Sport Courts	13	(8.3)	16	(12.6)	18	(15.3)	20	(13.4)
Open Sports Fields	20	(12.7)	8	(6.3)	15	(11.3)	18	(12.1)
Restrooms	24	(15.3)	22	(17.3)	23	(17.3)	19	(12.8)
Social Hall	15	(9.6)	11	(8.7)	10	(7.5)	10	(6.7)
Game Tables	9	(5.7)	6	(4.7)	5	(3.8)	7	(4.7)
Lighting	11	(7.0)	20	(15.7)	14	(10.5)	9	(6.0)
	157		127		133		149	

Note: Respondents were asked to name three items.

Responses by area correlate well with overall findings of the survey. Trees and water and picnic areas were the most desired aspects of parks in all park planning areas. All areas feel that a restroom is an important part of the park plan. Areas 1 and 2 do place more emphasis on passive uses rather than paved sport courts and fields, which is a reflection of the relative lack of green space and park land in these neighborhoods.

4. Question 9. How often do you use a park in Paso Robles?

Area	More than 1/Wk	(%)	1/Mo	(%)	1/Yr	(%)	Never	(%)	Total Resp.
1	19	(25.3)	20	(26.6)	21	(28.0)	15	(20.0)	75
2	10	(24.4)	9	(21.9)	13	(31.7)	9	(21.9)	41
3	14	(23.0)	21	(34.4)	17	(27.9)	9	(14.8)	61
4	30	(40.0)	24	(32.0)	15	(20.0)	6	(8.0)	75
	73	(29.0)	74	(29.4)	66	(26.2)	39	(15.5)	252

Note: Not all households responded to this question.

Areas 1 and 2 show a different use pattern of parks than the community average. The largest percentage of responses in these areas indicate usage once or twice per year. Both areas are far above the City-wide average of those who never use parks. Area 4 shows that 72% of respondents use parks at least once a month with 40% using a park more than once per week.

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